



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice June 5, 2023

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, June 5, 2023 at 3:00 p.m. The Board requests that correspondence that includes visual information should be provided by Friday, June 2, 2023 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, June 5, 2023 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Public Hearing Docket #3752 Calyx Peak 251 Summer Street

- 7:30 pm Notice is herewith given that an application has been filed on May 2, 2023 by Calyx Peak of MA, Inc., P.O. Box 1358, Mansfield, MA, 02048, to open Special Permit Docket #3752 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to establish a marijuana retail establishment at 251 Summer Street, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.
- Applicant will be provided 10 minutes for an introductory presentation.
 - DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
 - Members of the public will be provided time to comment.
 - Board members will discuss Docket and may vote

2. MBTA Communities Update

- 7:40 pm DPCD Director will provide the Board an update regarding MBTA Communities.

3. ARB Meeting Schedule Review

- 8:00 pm The Board will review and approve their meeting schedule for the remainder of 2023.

4. ARB Fall Town Meeting Warrant Article Discussion

- 8:20 pm The Board will review amendments to the Zoning Bylaw originally proposed for

the Spring 2023 Town Meeting that were held in anticipation of a 2023 Fall Town Meeting for zoning amendments.

5. Open Forum

8:50 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

6. New Business

9:00 pm DPCD Director will provide the Board a DPCD hiring update and a brief presentation on administrative site plan review.

7. Adjourn

9:30 pm Estimated

8. Correspondence

Correspondence received from:
S. Yang 8/17/2022 and 8/23/2022



Town of Arlington, Massachusetts

Public Hearing Docket #3752 Calyx Peak 251 Summer Street

Summary:

7:30 pm

Notice is herewith given that an application has been filed on May 2, 2023 by Calyx Peak of MA, Inc., P.O. Box 1358, Mansfield, MA, 02048, to open Special Permit Docket #3752 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to establish a marijuana retail establishment at 251 Summer Street, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

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ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	230601_Calyx_Peak_postpone.pdf	Docket #3752 251 Summer St continuation
▢ Reference Material	Calyx_Arlington_ARB_Application_Docket_3572_251_Summer_Street.pdf	Docket 3572 251 Summer Street Calyx Peak Application Materials



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

781 - 316 - 3090

June 1, 2023

The public hearing on **251 Summer Street** (Calyx Peak) will be opened on June 5, 2023 and continued to the June 26, 2023 meeting the Arlington Redevelopment Board as DPCD and the applicant have agreed to postpone the project presentation until that time.

Claire V. Ricker, AICP
Director, Department of Planning and Community Development
Secretary ex officio, Arlington Redevelopment Board

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

COVER SHEET**Application for Special Permit in Accordance with Environmental Design Review****PROPERTY AND PROJECT INFORMATION**

1. Property Address 251 Summer Street Docket #: 375.2
 Assessors Block Plan, Block, Lot No. 79-1-2 Zoning District B4
2. Deed recorded in the Registry of deeds, Book 48724, Page 385.
 -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)
Commercial, Auto retail/repair
4. Proposed Use of Property (include # of dwelling units, if any)
Adult-use retail marijuana dispensary

PLANNING & COMMUNITY
DEVELOPMENT
2023 MAY -2 A 11:34

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:
 Name of Applicant(s) Erin Carachilo
 Organization Calyx Peak of MA, Inc. d/b/a Local Cannabis Co.
 Address PO Box 1358 Mansfield, MA 02048
 Street City, State, Zip
 Phone (610) 368-5895 Email erin.carachilo@calyxpeak.com
2. **Applicant Interest:** the applicant must have a legal interest in the subject property:
☐ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☒ Lessee/tenant
3. **Property Owner** ☐ Check here if applicant is also property owner
 Identify the person or organization that owns the subject property:
 Name: Arlington Autos LLC Title: _____
 Organization: C/O John Finochetti Phone: _____
 Address 55R Dudley Street Arlington, MA 02476
 Street City, State, Zip
 Phone _____ Email _____

2023 MAY -2 PM 2:14
TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: Peter D'Agostino Title: _____
 Organization: Tenax Strategies Phone: (617) 416-5344
 Address 100 Franklin Street, Suite 404 Boston, MA 02110
Street City, State, Zip
 Phone (617) 416-5344 Email peter@tenaxstrategies.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

Section 3.4 Environmental Design Review

section(s)

title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

Section 5.3.21A We are requesting to waive the buffer requirement in this section as we are only
working with the existing building and are not able to move the structure. We are
adding privacy slats to the existing chain link fence, and replacing pavement with landscaping.

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

Calyx Peak of MA, Inc.

The applicant states that d/b/a Local Cannabis Co. is the ~~owner~~ owner or occupant or ~~purchaser~~ under agreement of the property in Arlington located at 251 Summer Street

which is the subject of this application; and that ~~unfavorable action~~ or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Erin Carachilo Erin Carachilo 4/28/2023
Printed Name Date

Signature of Applicant(s)

Erin Carachilo

6,103,685,895.00

Address

Phone

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3752

Property Location 251 Summer St.

Zoning District (B4)

Owner: ARLINGTON AUTOS, LLC

Address: 251 Summer St.

Present Use/Occupancy: No. of Dwelling Units:

AUTO RETAIL / REPAIR

Uses and their gross square feet:

1,640 +/- SF

Proposed Use/Occupancy: No. of Dwelling Units:

RETAIL CANNABIS / AUTO

Uses and their gross square feet:

1,260 +/- / 380 +/-

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	18,733 [±] SF	SAME	min. N/A
Frontage	247' +/-	SAME	min. 50'
Floor Area Ratio	0.087	SAME	max. 1.0
(Bldg.) Lot Coverage (%), where applicable	8.7%	SAME	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	—	min. —
Front Yard Depth (feet)	36.6'	SAME	min. N/A
Side Yard Width (feet) right side	73'	SAME	min. N/A
left side	71'	SAME	min. N/A
Rear Yard Depth (feet)	2.5'	SAME	min. 6' *
Height			min.
Stories	1	SAME	stories 3 max
Feet	16.5'	18.25'	feet 35' max
Open Space (% of G.F.A.) ^{LOT}	14%	41%	min. N/A
Landscaped (square feet)	14%	48%	(s.f.) —
Usable (square feet)	0%	16.5%	(s.f.) 10%
Parking Spaces (No.)	UNKNOWN	20	min. 5
Parking Area Setbacks (feet), where applicable	2'	5.5'	min. 10' *
Loading Spaces (No.)	0	SAME	min. 0
Type of Construction			
Distance to Nearest Building	28' +/-	SAME	min. —

* PRE-EXISTING NON CONFORMING
(IMPROVED WHERE POSSIBLE)

Updated August 28, 2018

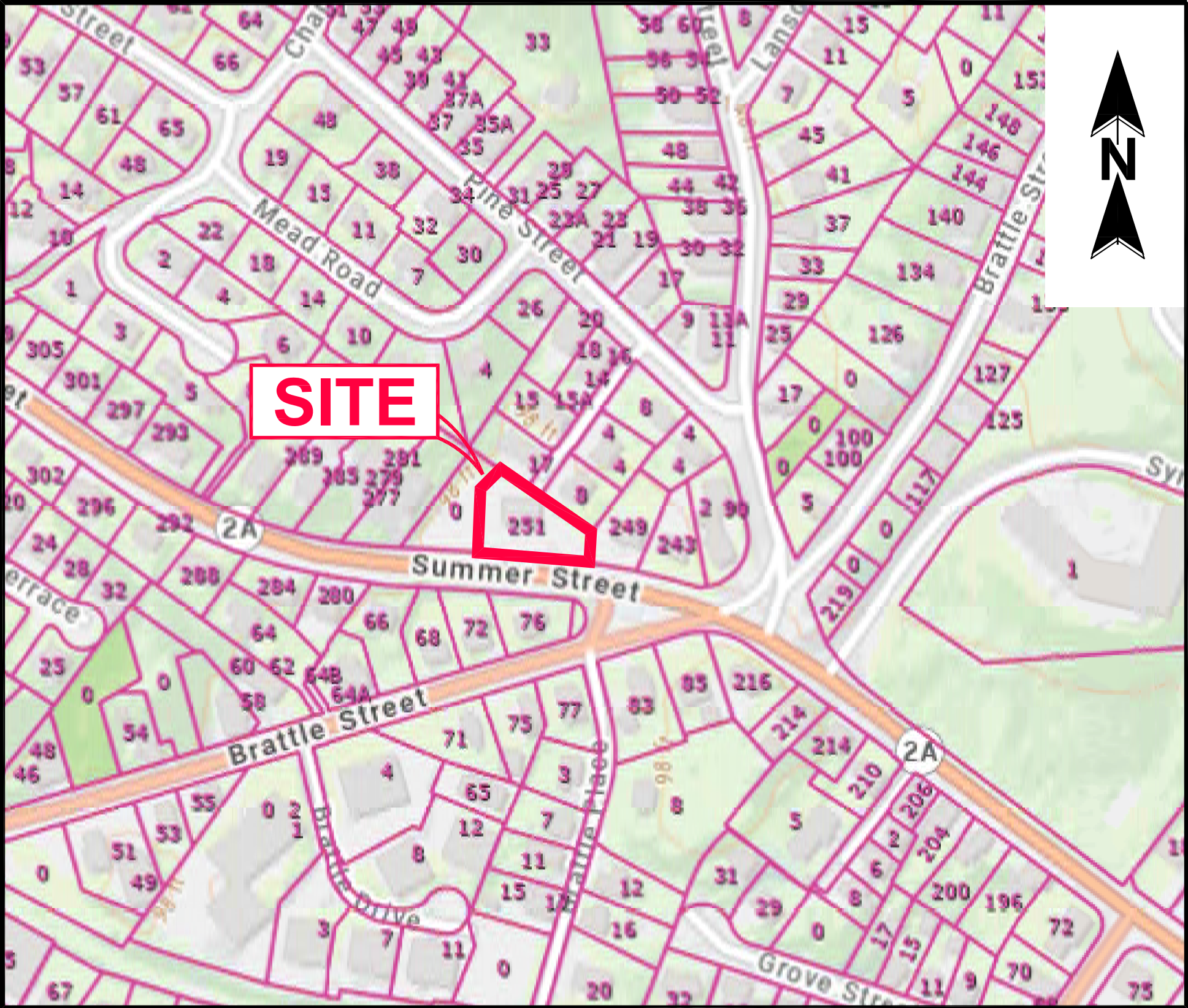
SITE PLAN

Site Plans
for
Local Cannabis
at
251 Summer Street
Arlington, Massachusetts

March 23, 2023

Revisions			
NO.	DATE	DESCRIPTION	BY
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6			

PLAN INDEX	
SITE/CIVIL DRAWINGS	
COVER SHEET	C.1
EXISTING CONDITIONS PLAN	C.2
LAYOUT AND MATERIALS PLANS	C.3
GRADING & DRAINAGE PLAN	C.4
LANDSCAPE & LIGHTING PLAN	C.5
CONSTRUCTION DETAILS	C.6 & C.7
ARCHITECTURAL DRAWINGS	
COVER SHEET	T1
AS-BUILT FLOOR PLAN	AB1
AS-BUILT ELEVATIONS	AB2
PROPOSED FLOOR PLAN	A1
PROPOSED ELEVATIONS	A2



LOCUS MAP

Prepared by:



ALLEN ENGINEERING

& ASSOCIATES, Inc.

Civil Engineers • Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212
www.allen-ea.com

Site Owner:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

Applicant:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

Project Manager:

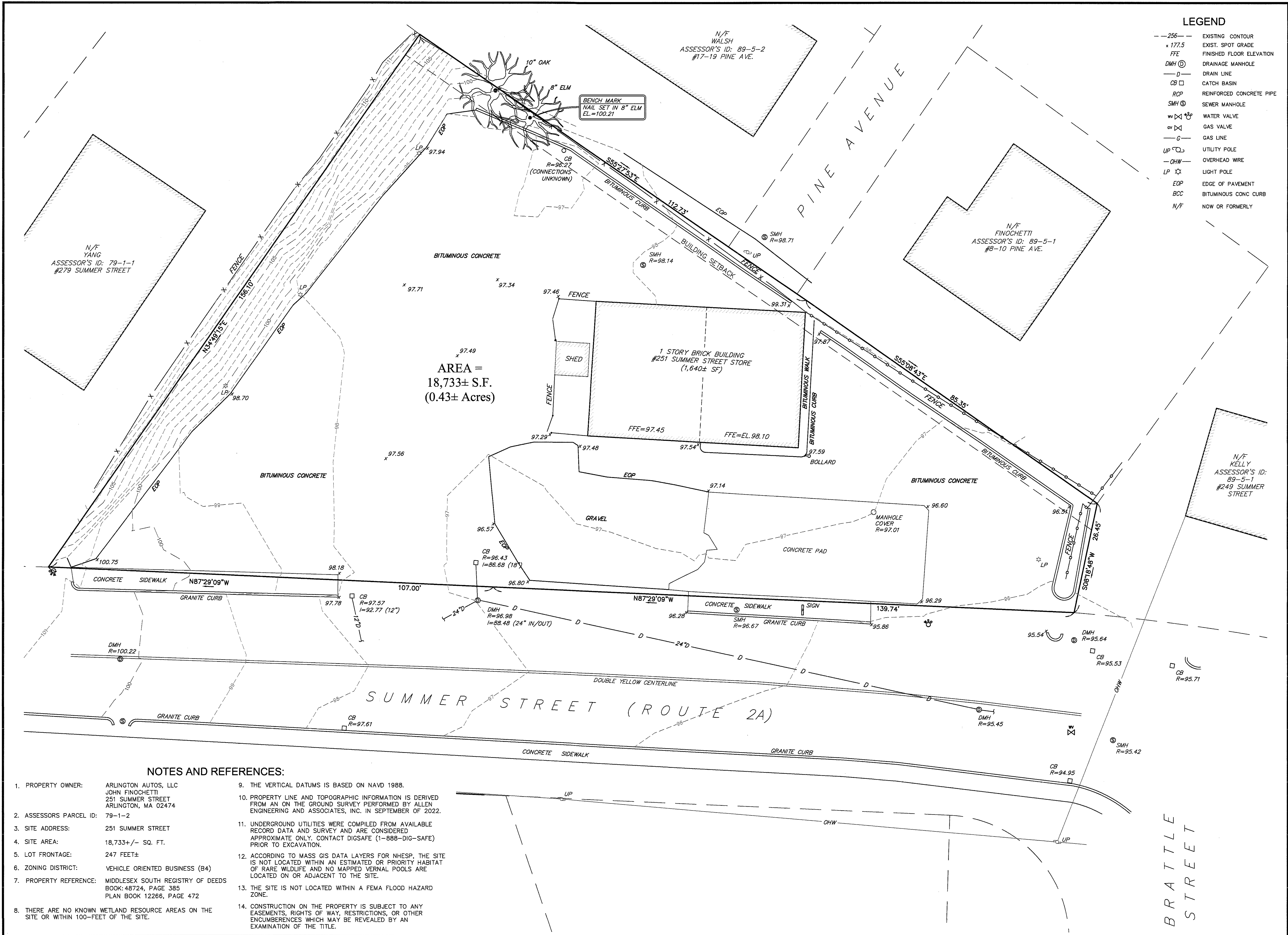
Tenax Strategies
100 Franklin Street
Suite 404
Boston, MA 02110

Architect:

James D. Smith, Architect
522 Bay Lane
Centerville, MA 02632

General Contractor:

Kenco Development LLC
591 North Ave.
Suite A2
Wakefield, MA 01880



OWNER:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:
WALTER R. KOVAPK
NO. 33383
PROFESSIONAL LAND SURVEYOR
5.10.2023

Existing Conditions
Plan
for
Local
Cannabis
at
251 Summer Street
Arlington, MA

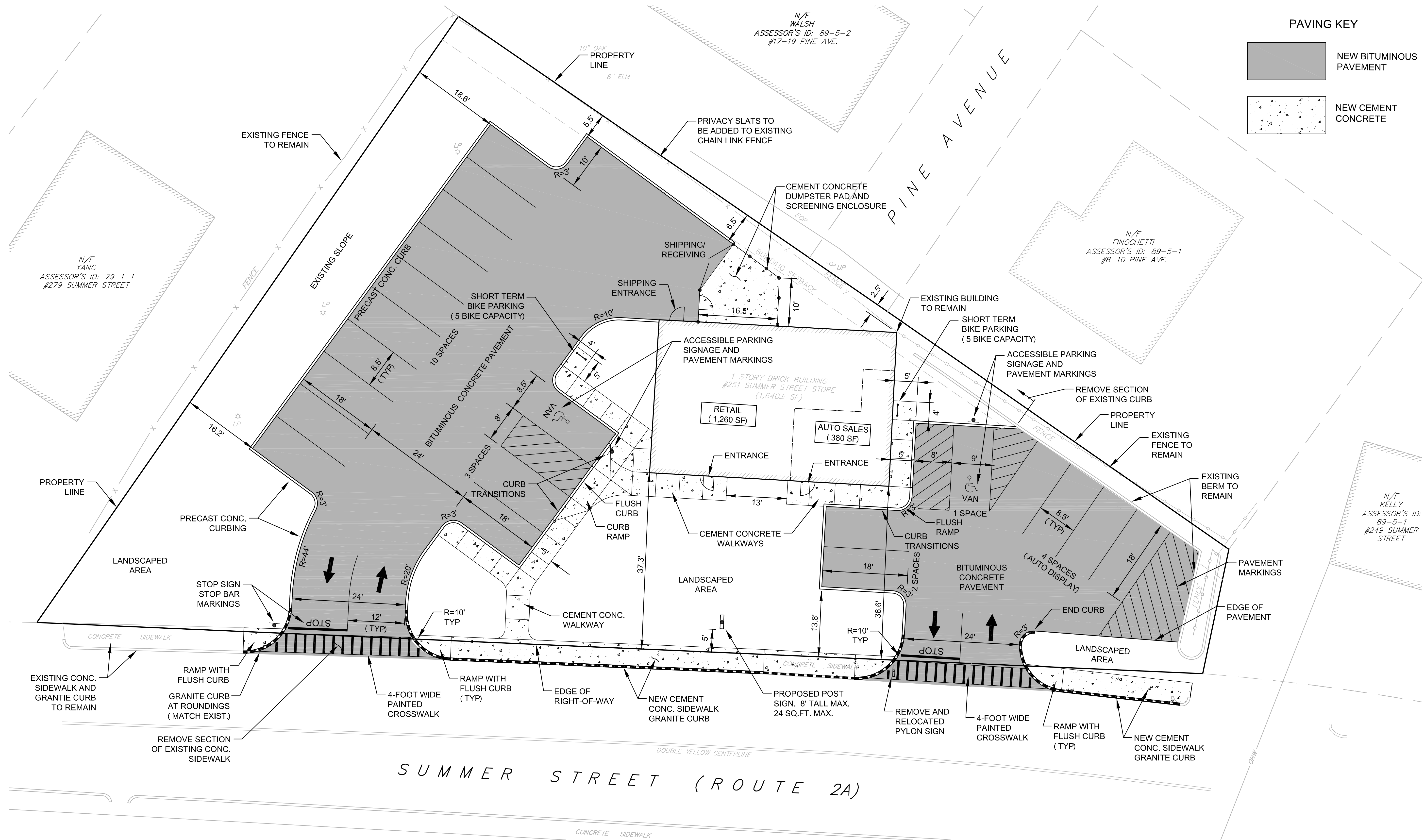
PREPARED BY:
ALLEN ENGINEERING
& ASSOCIATES
Civil Engineers • Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE:
1"=10' FEET

DATE: March 10, 2023

REVISIONS			
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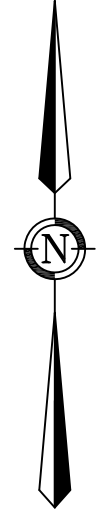
JOB NO: 00459 SHEET: C.2



PAVING KEY

NEW BITUMINOUS PAVEMENT

NEW CEMENT CONCRETE



OWNER:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

PROFESSIONAL ENGINEER

MARK E. ALLEN
NO. 41739
REGISTERED PROFESSIONAL ENGINEER

TITLE:
Layout & Materials
Plan
for
Local
Cannabis
at
251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES

Civil Engineers - Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allenrea.com

SCALE:
1"=10 FEET

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DATE: March 23, 2023

REVISIONS			
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JOB NO: 00459
SHEET: C.3

BICYCLE PARKING TABLE

USE	GROSS FLOOR AREA	LONG TERM REQ'D/ LONG TERM PROVIDED	SHORT TERM REQ'D/ SHORT TERM PROVIDED
RETAIL	1,260 SF	0.10/1000 SF=0.13 SP/ 1 SPACE PROVIDED	0.60/1000 SF=0.76 SP/ 5 SPACES PROVIDED
AUTO SALES	380 SF	0.08/1000 SF=0.3 SP/ 1 SPACES PROVIDED	0.06/1000 SF=0.02 SP/ 5 SPACES PROVIDED
TOTALS	1,640 SF	2 REQUIRED * 2 PROVIDED	2 REQUIRED 10 PROVIDED

* LONG TERM PARKING SHALL BE PROVIDED INSIDE OF THE BUILDING FOR EACH RESPECTIVE USE.

VEHICULAR PARKING TABLE

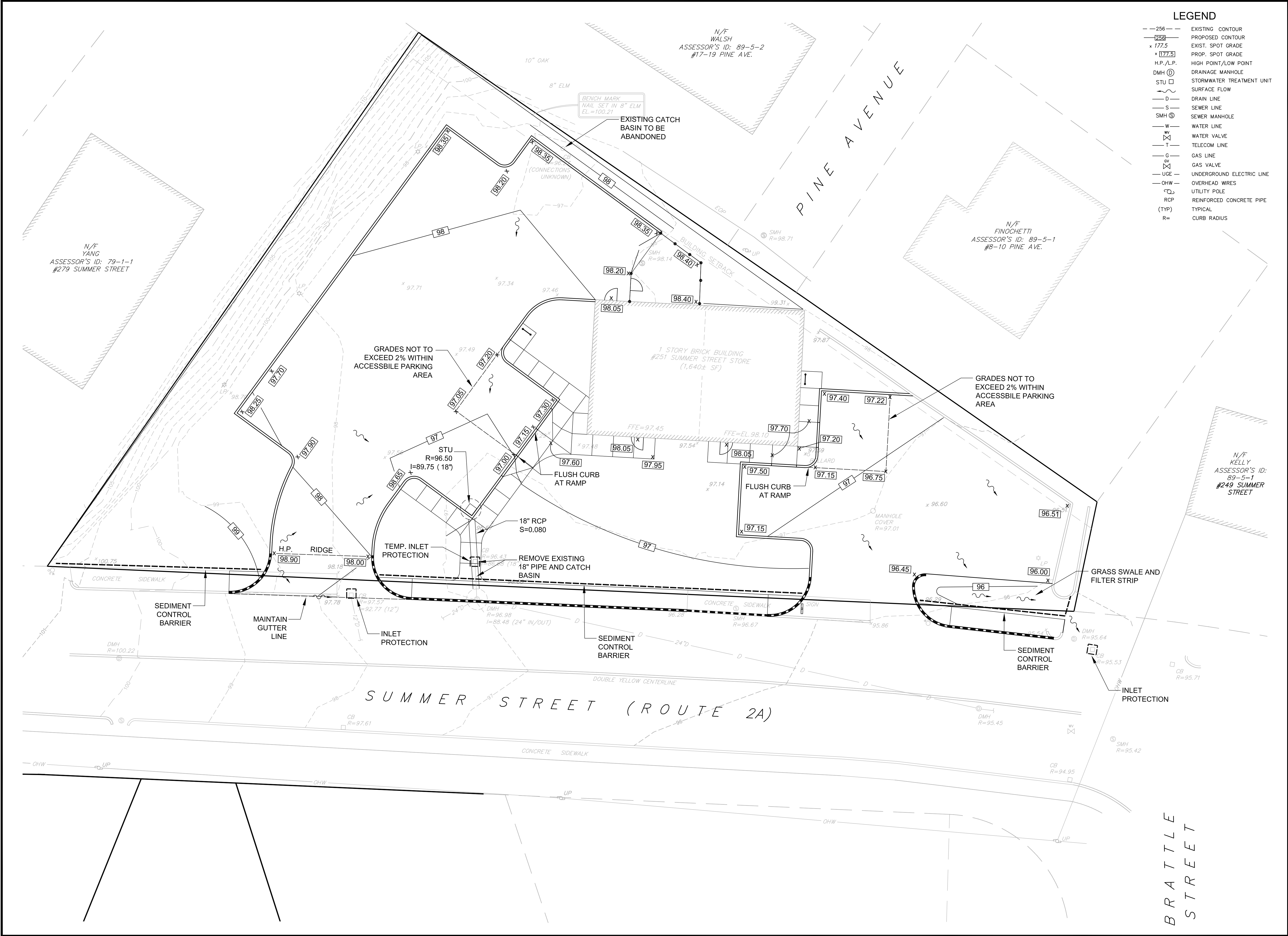
USE	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
RETAIL	1,260 SF	1 SPACE/300 SF (4 SPACES)	13 SPACES
AUTO SALES	380 SF	*1/1,000 GROSS SF (1 SPACE)	7 SPACES
TOTALS	1,640 SF	5 SPACES	** 20 SPACES

* PLUS 1 SPACE PER 1,000 SF OF LOT AREA USED FOR AUTO SALES (612 SF).
** INCLUDES ONE ACCESSIBLE SPACE FOR EACH USE IN ACCORDANCE WITH ADA REQUIREMENTS.

ZONING TABLE

ZONING DISTRICT: BUSINESS 4 (B4) - VEHICLE ORIENTED BUSINESS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	NONE	18,733 S.F.	NO CHANGE
MINIMUM LOT FRONTAGE	50'	247± FEET	NO CHANGE
SETBACKS:			
FRONT	NONE	36.6± FEET	NO CHANGE
SIDE	NONE	73.0± FEET	NO CHANGE
(1) REAR	10 FEET+L/10=6'	2.5± FEET	NO CHANGE
MAX. BUILDING HEIGHT	3 STY/35 FEET	1 STY/16.5 FEET	18.25'
MAX. F.A.R.	1.0	0.087	NO CHANGE
MAX. LOT COVERAGE (BLDG.)	NONE	8.7%	NO CHANGE
MIN. L.S. OPEN SPACE	10%	0%	16.5%

(1) "L" IS THE LENGTH OF A WALL THAT IS PARALLEL (OR WITHIN 45 DEGREES OF PARALLEL), MEASURED PARALLEL TO THE LOT LINE.



- LEGEND**
- 256— EXISTING CONTOUR
 - 256— PROPOSED CONTOUR
 - * 177.5 EXIST. SPOT GRADE
 - * 177.5 PROP. SPOT GRADE
 - H.P./L.P. HIGH POINT/LOW POINT
 - DMH (D) DRAINAGE MANHOLE
 - STU (S) STORMWATER TREATMENT UNIT
 - D— SURFACE FLOW
 - D— DRAIN LINE
 - S— SEWER LINE
 - SMH (S) SEWER MANHOLE
 - W— WATER LINE
 - WV WATER VALVE
 - T— TELECOM LINE
 - G— GAS LINE
 - GV GAS VALVE
 - UGE— UNDERGROUND ELECTRIC LINE
 - OHW— OVERHEAD WIRES
 - UP UTILITY POLE
 - RCP REINFORCED CONCRETE PIPE
 - (TYP) TYPICAL
 - R= CURB RADIUS



OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:



PROFESSIONAL ENGINEER

TITLE:

**Grading &
Drainage Plan**
for
**Local
Cannabis**
at
251 Summer Street
Arlington, MA

PREPARED BY:



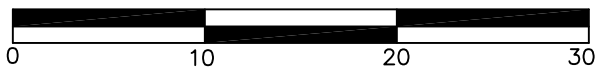
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SCALE:

1"=10 FEET



DATE:

March 23, 2023

REVISIONS

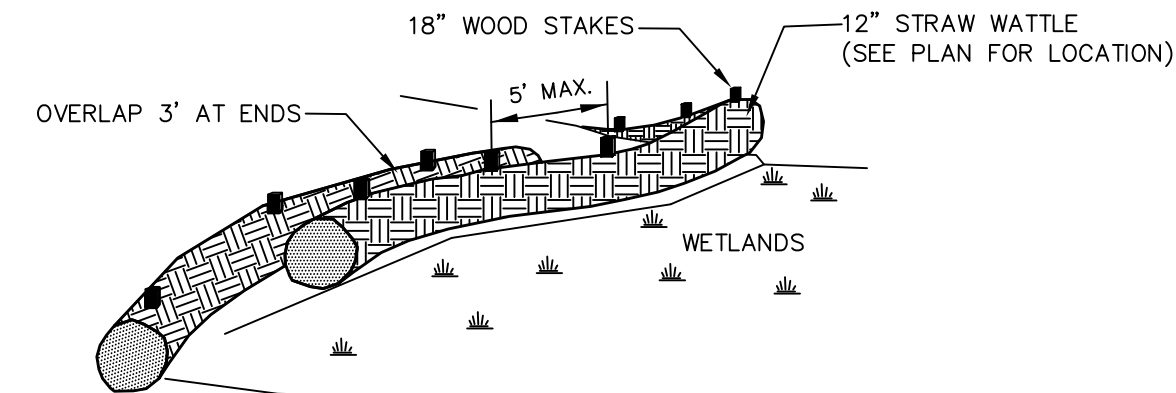
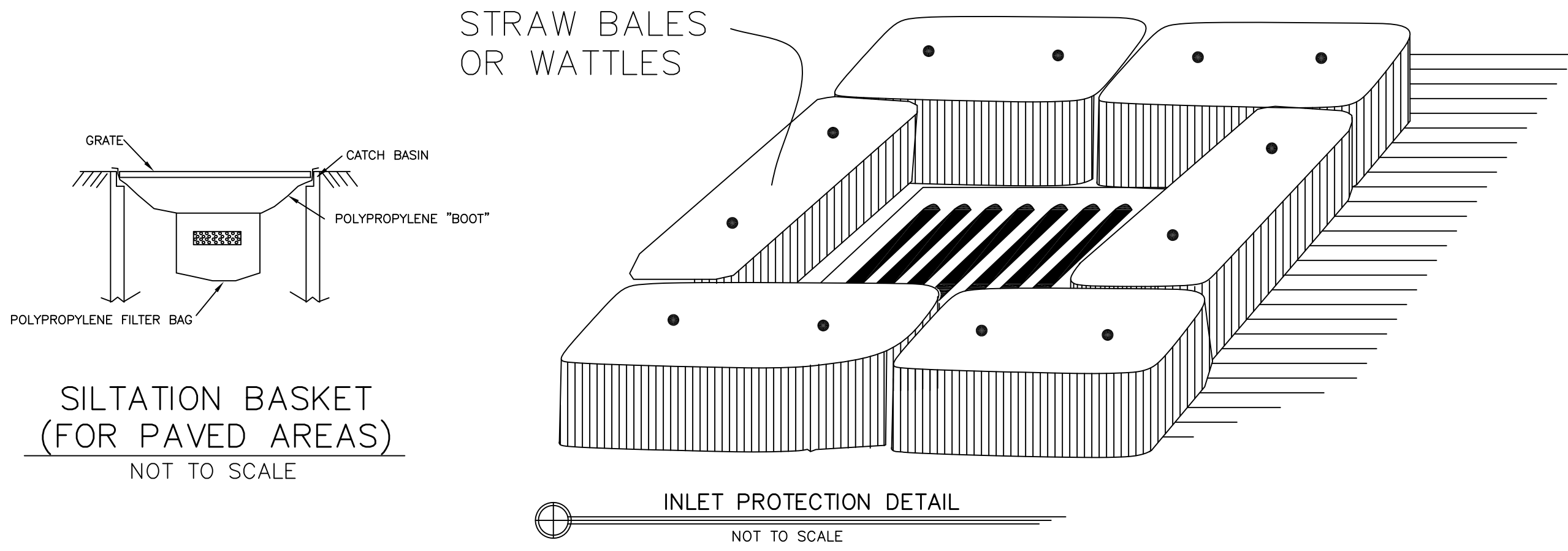
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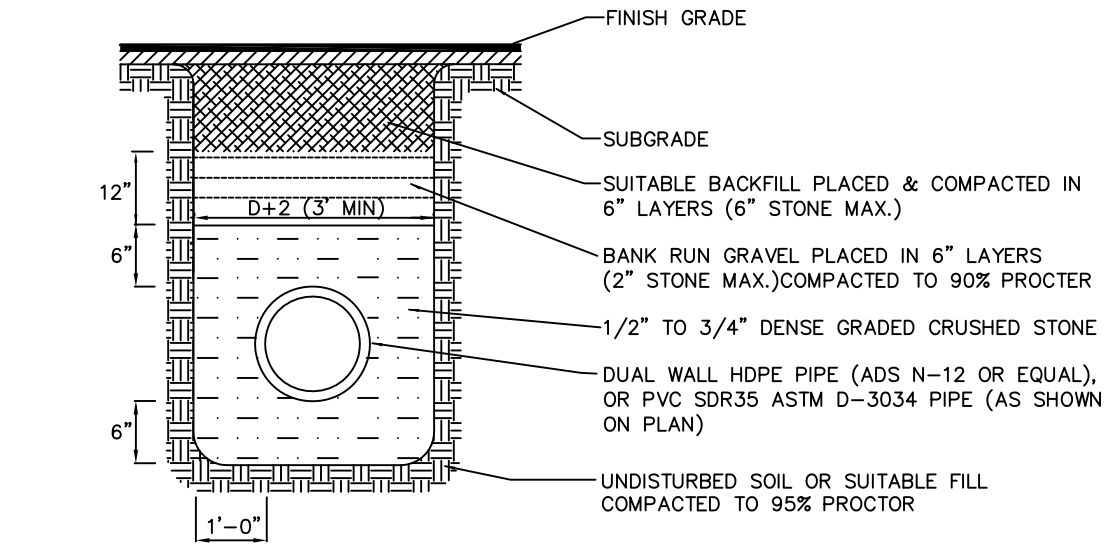
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C.4

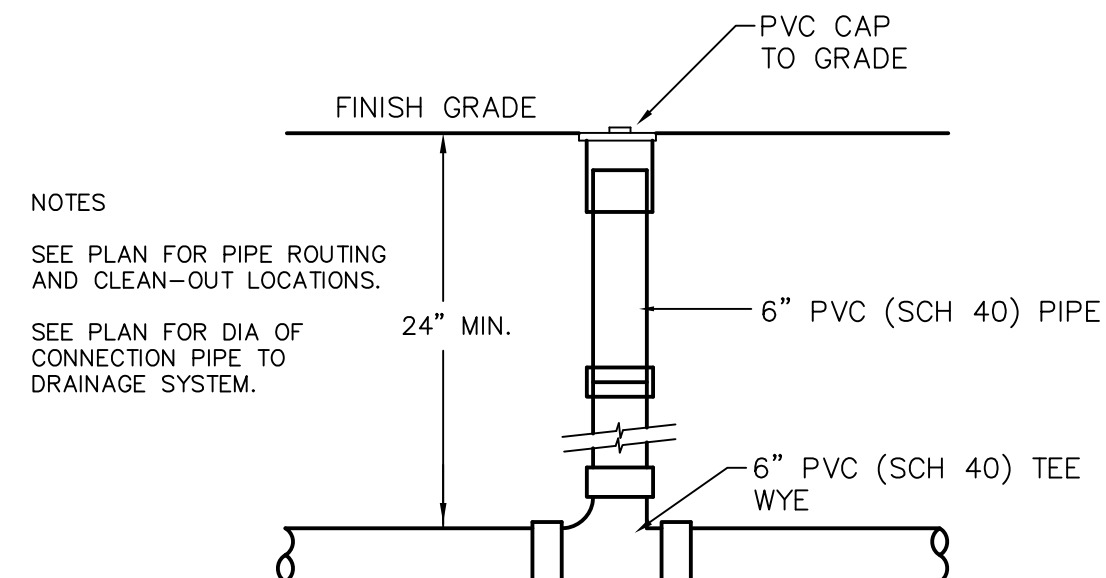


NOTE:
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED THROUGHOUT CONSTRUCTION PERIOD.
2. BARRIER LOCATION SHALL BE MARKED UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR AND INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.

SEDIMENT CONTROL BARRIER
NOT TO SCALE

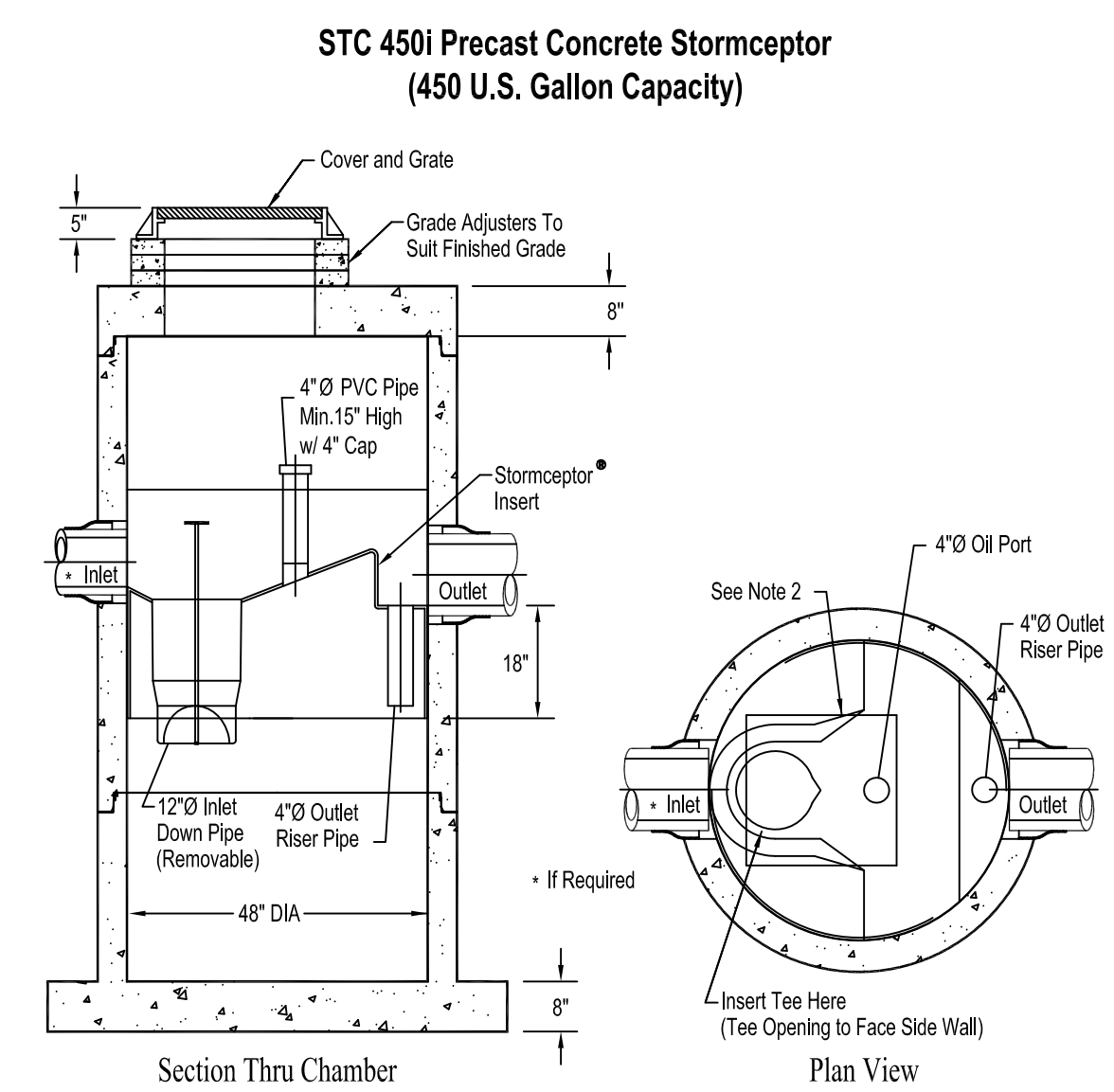


PVC/HDPE PIPE TRENCH
NOT TO SCALE



NOTES
SEE PLAN FOR PIPE ROUTING AND CLEAN-OUT LOCATIONS.
SEE PLAN FOR DIA OF CONNECTION PIPE TO DRAINAGE SYSTEM.

ROOF DRAIN AND CLEAN OUT DETAIL
NOT TO SCALE



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

STORMWATER TREATMENT UNIT (STORMCEPTOR 450i)
NOT TO SCALE

OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

TITLE:

Construction
Details
for
Local
Cannabis
at
251 Summer Street
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PREPARED BY:

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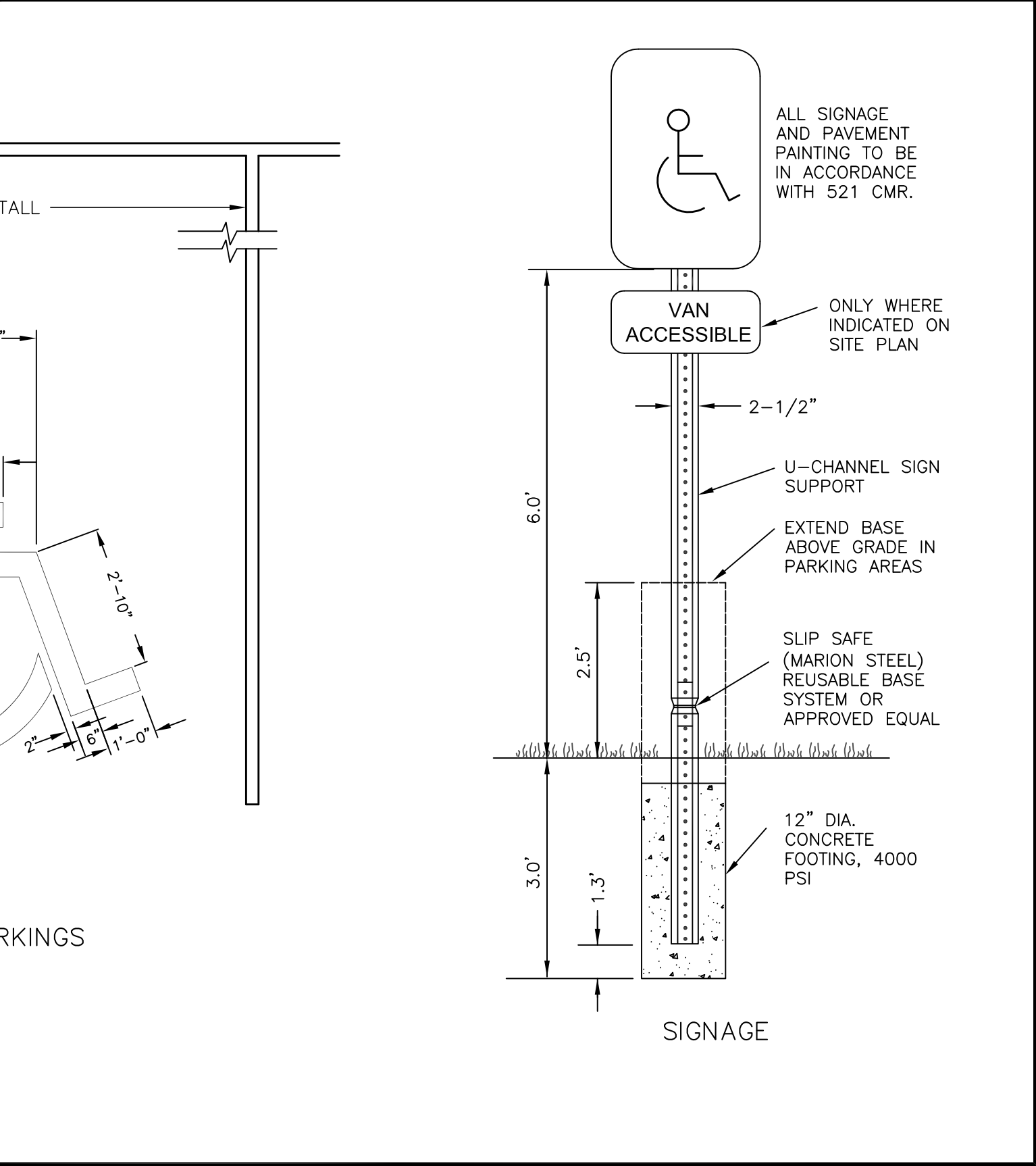
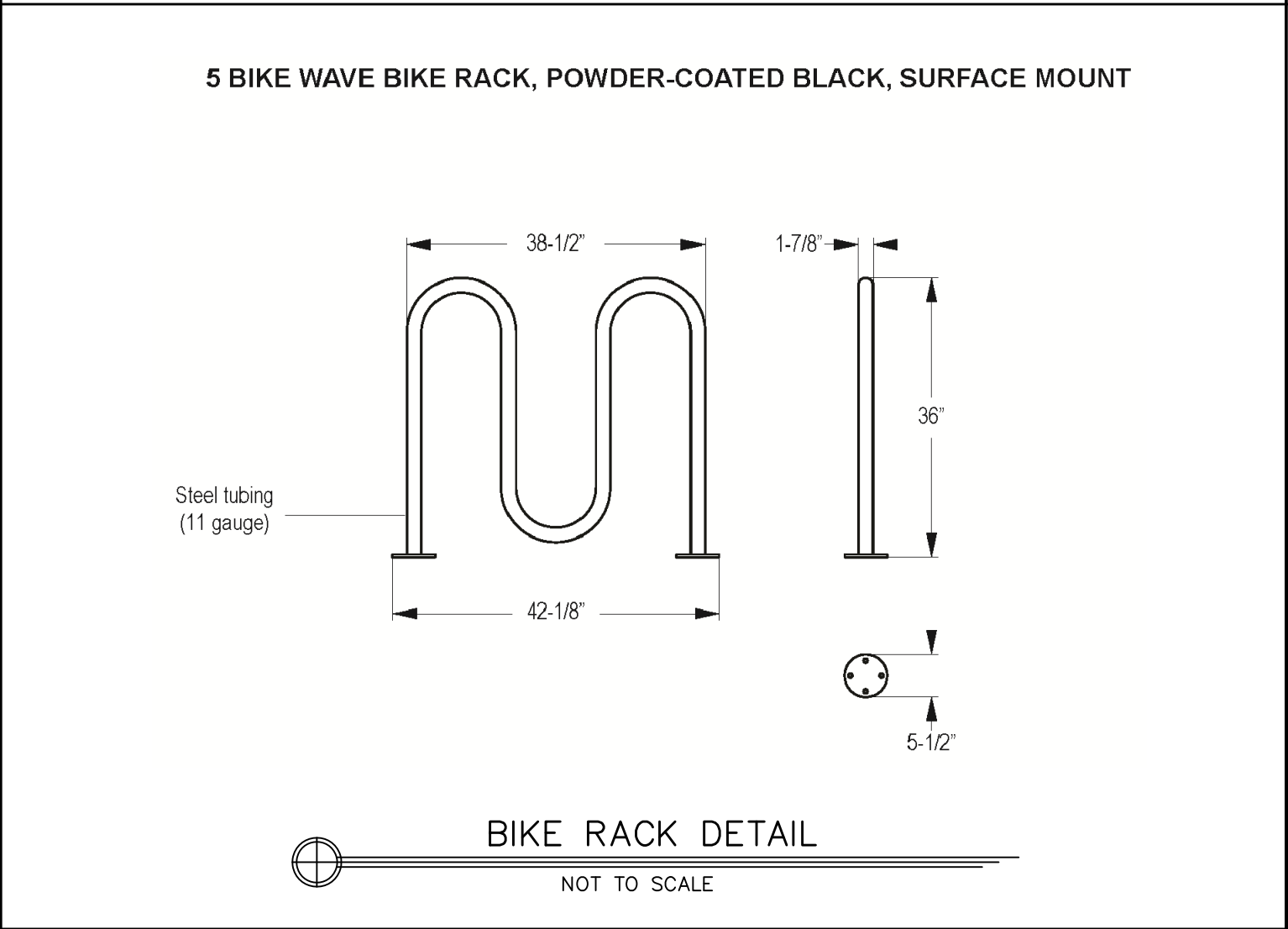
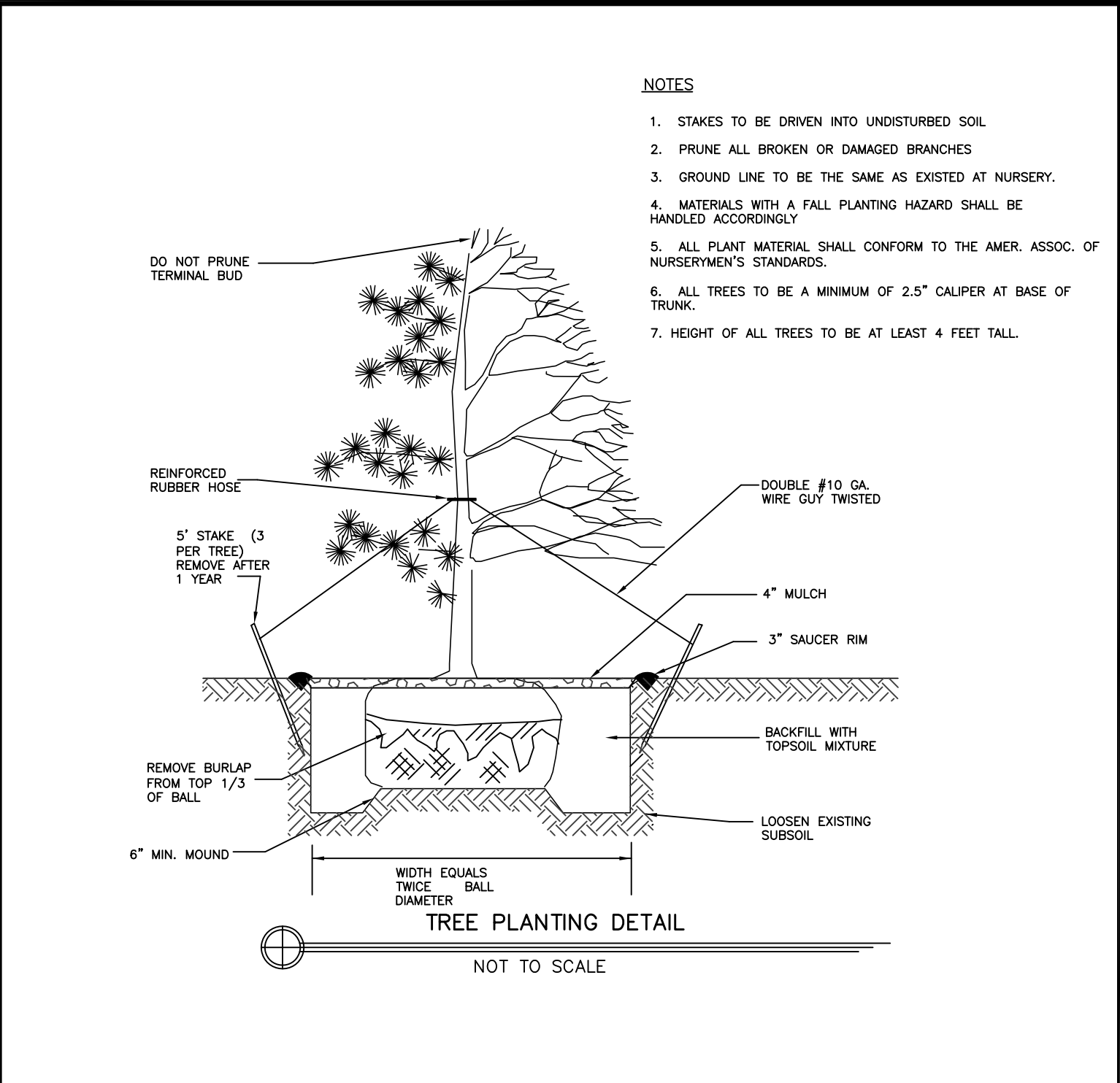
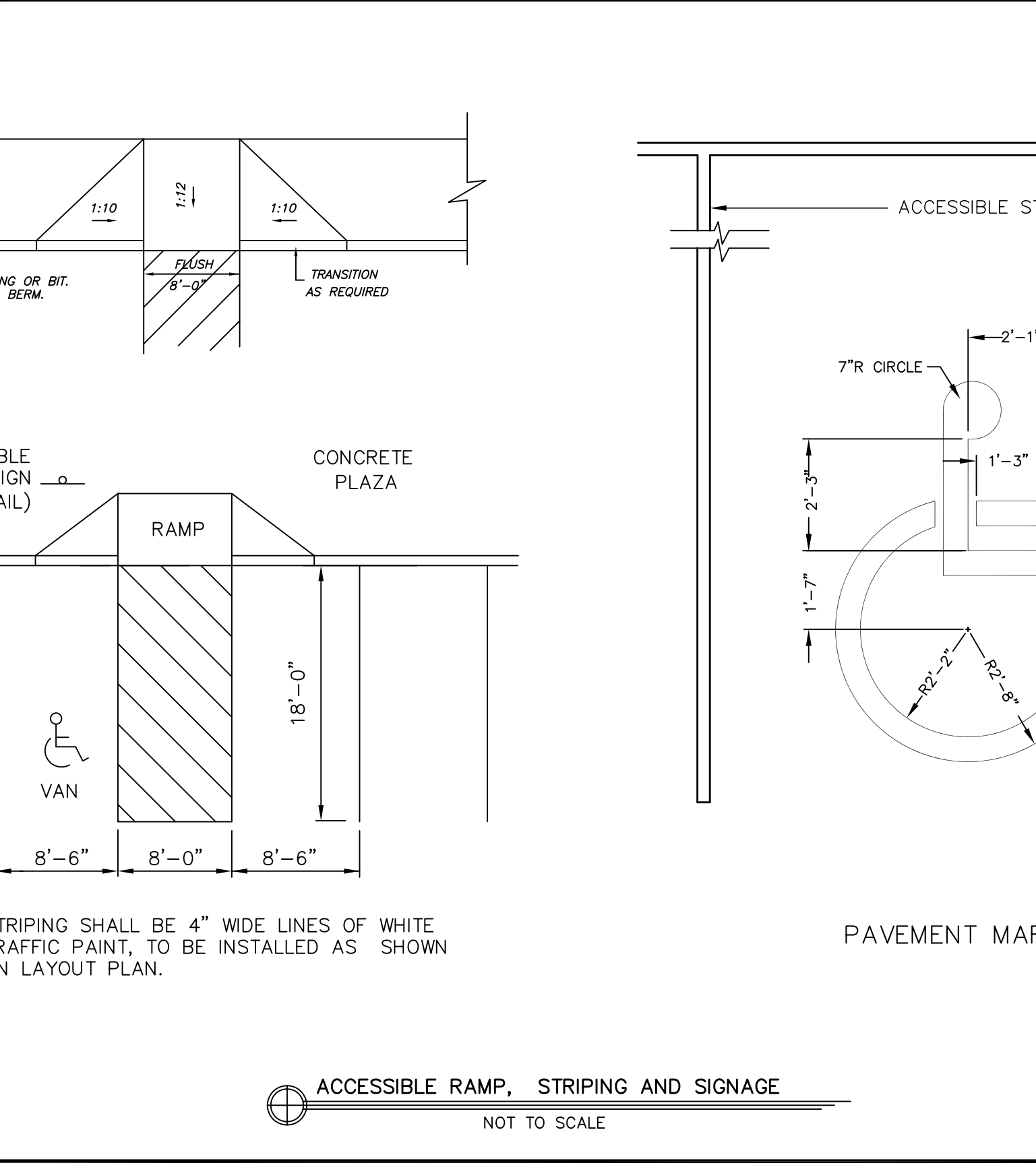
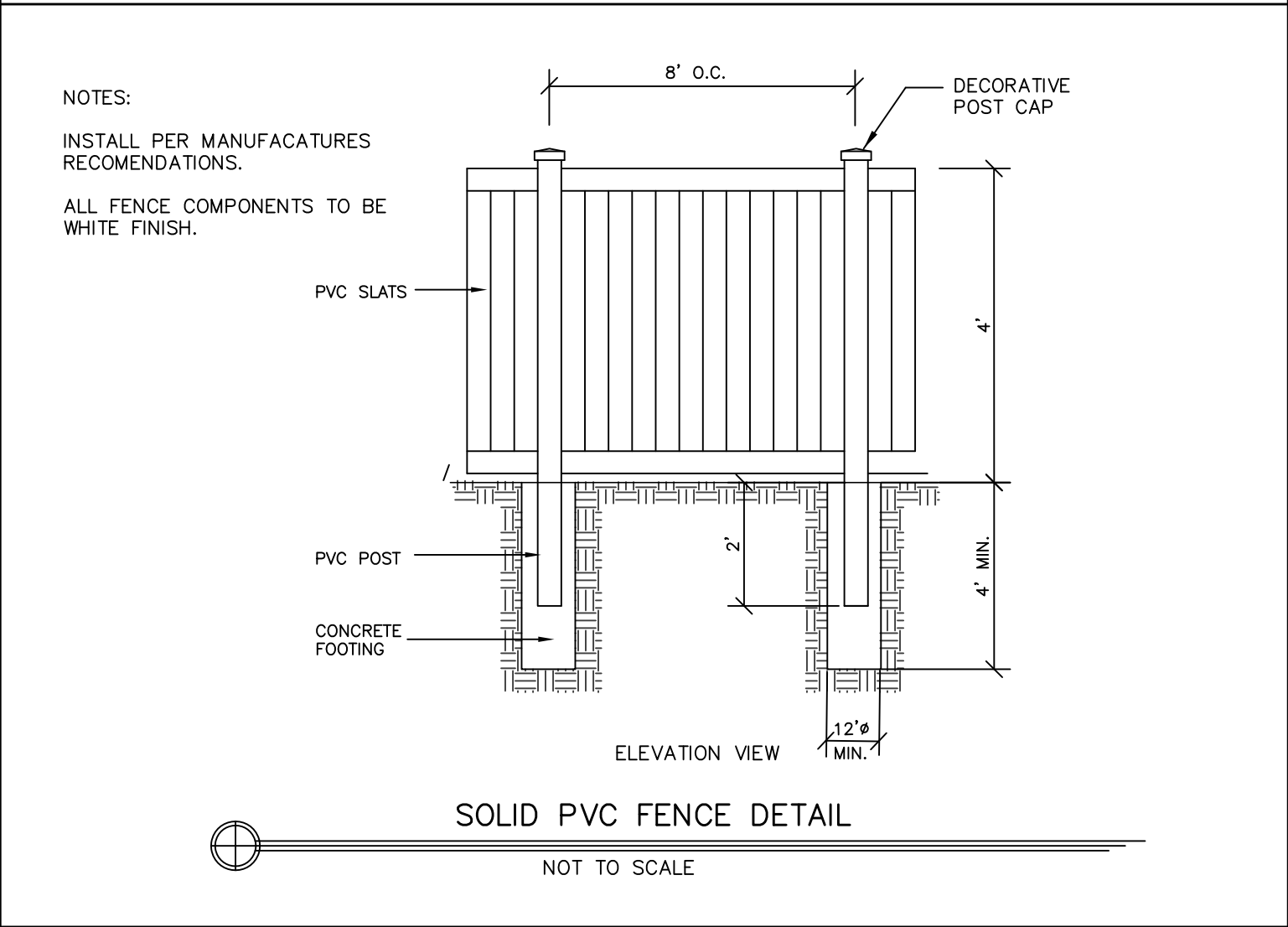
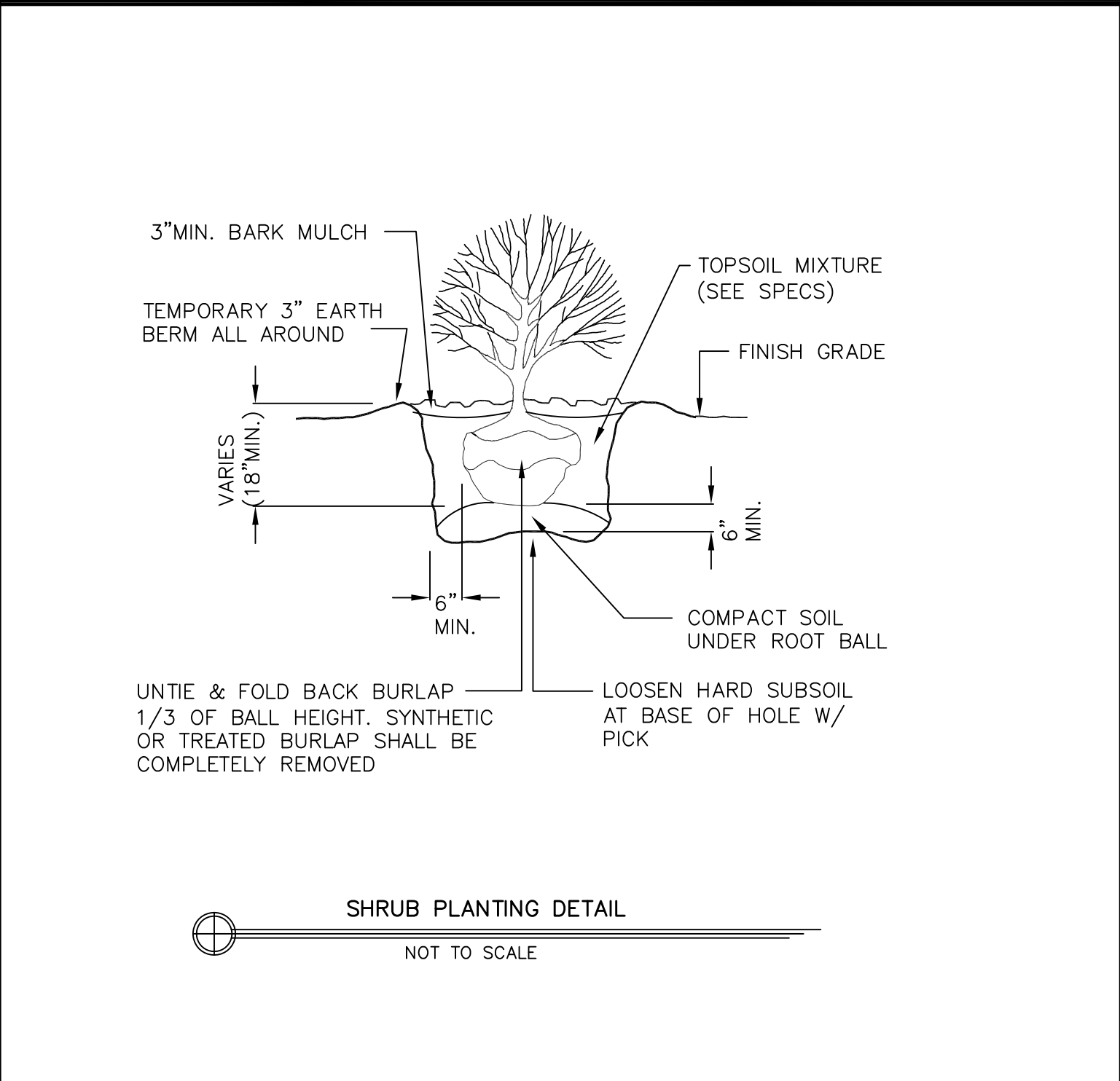
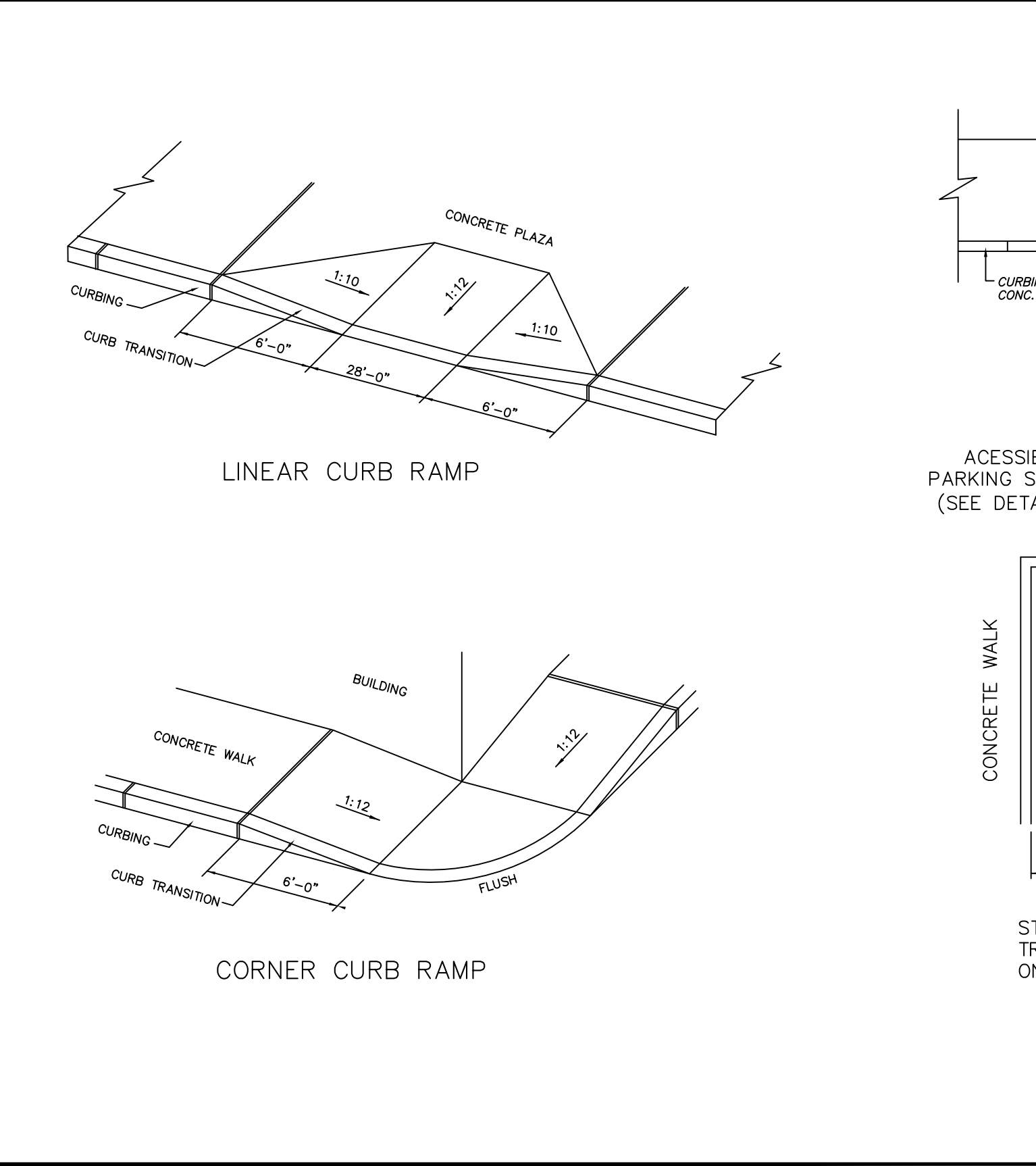
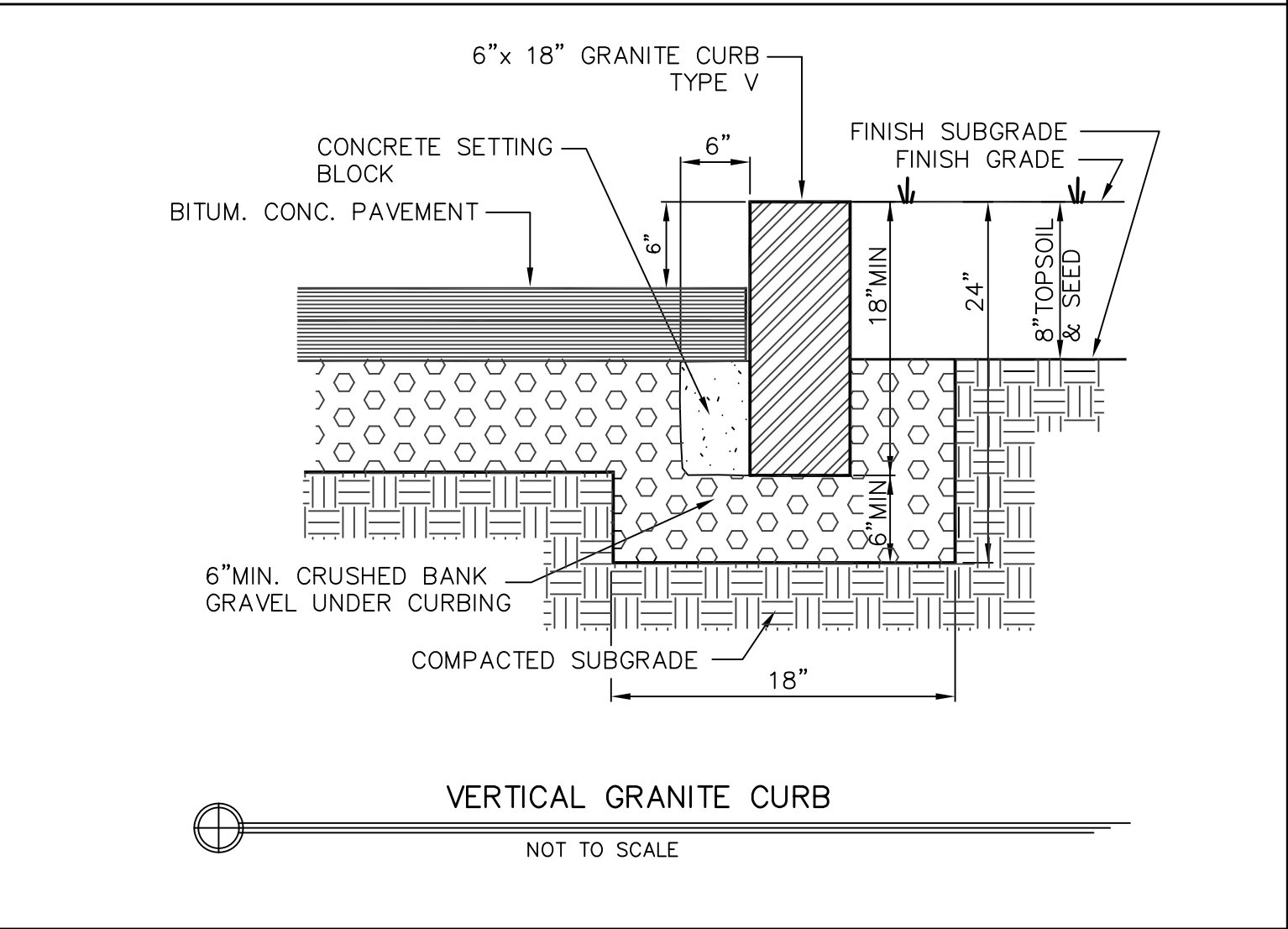
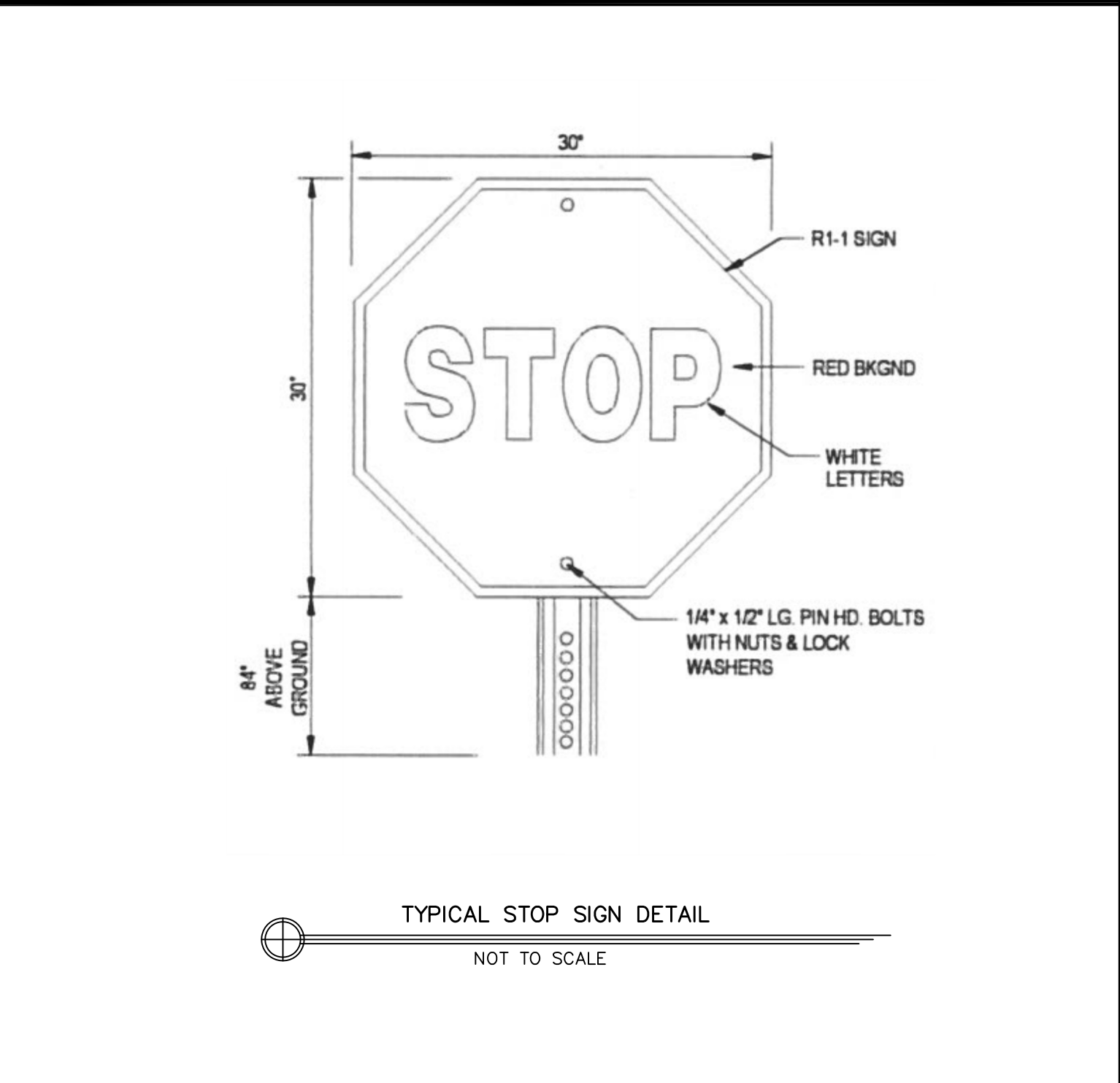
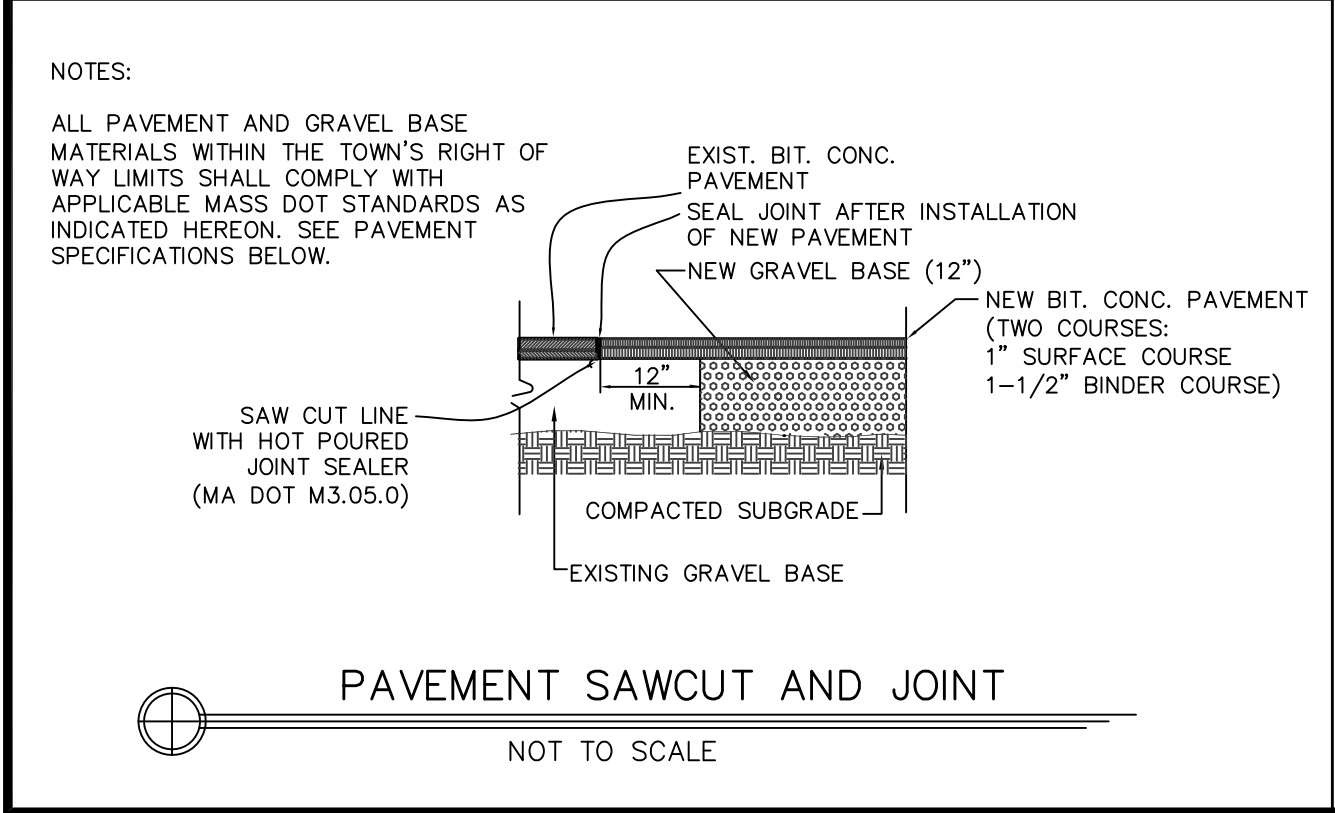
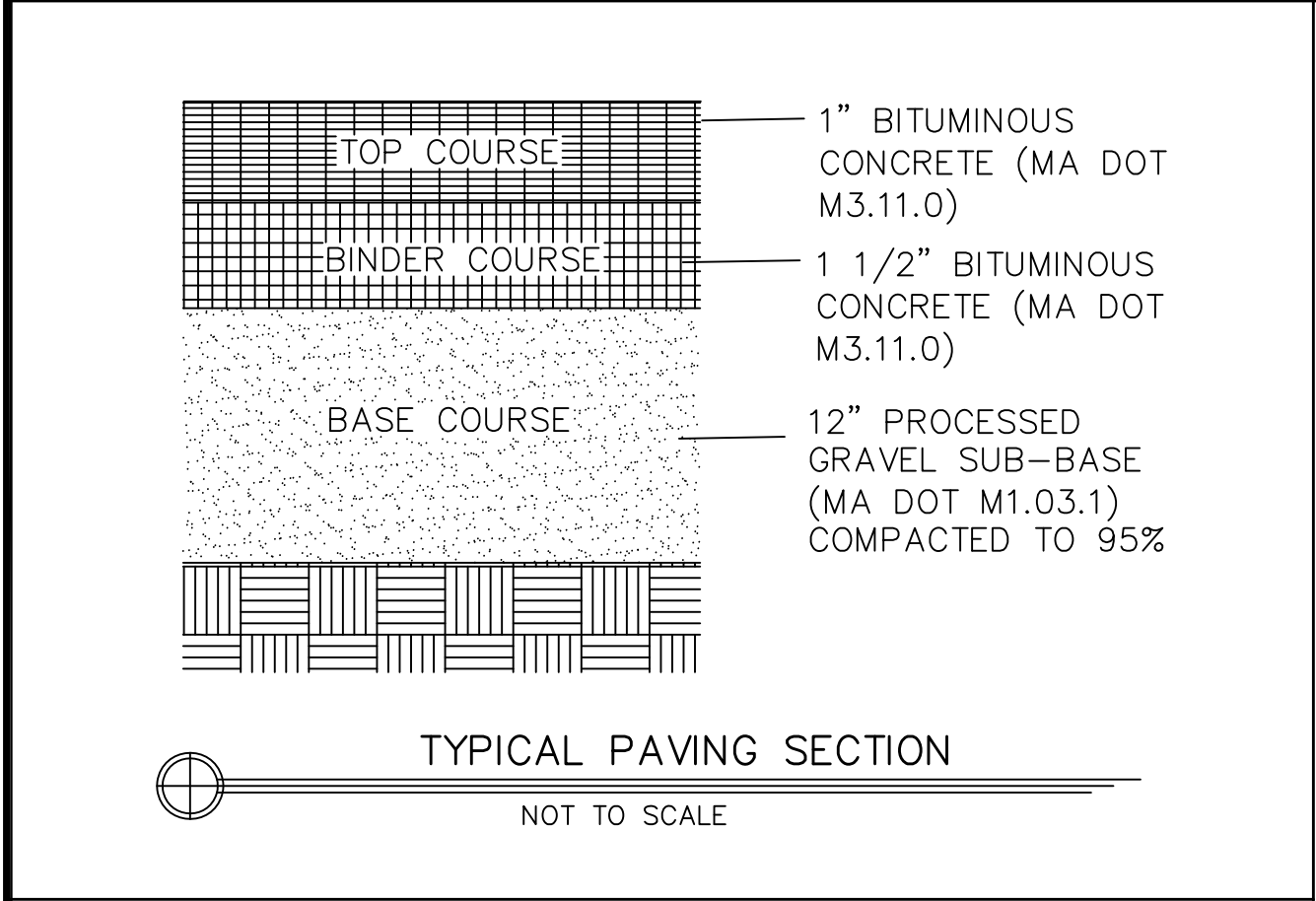
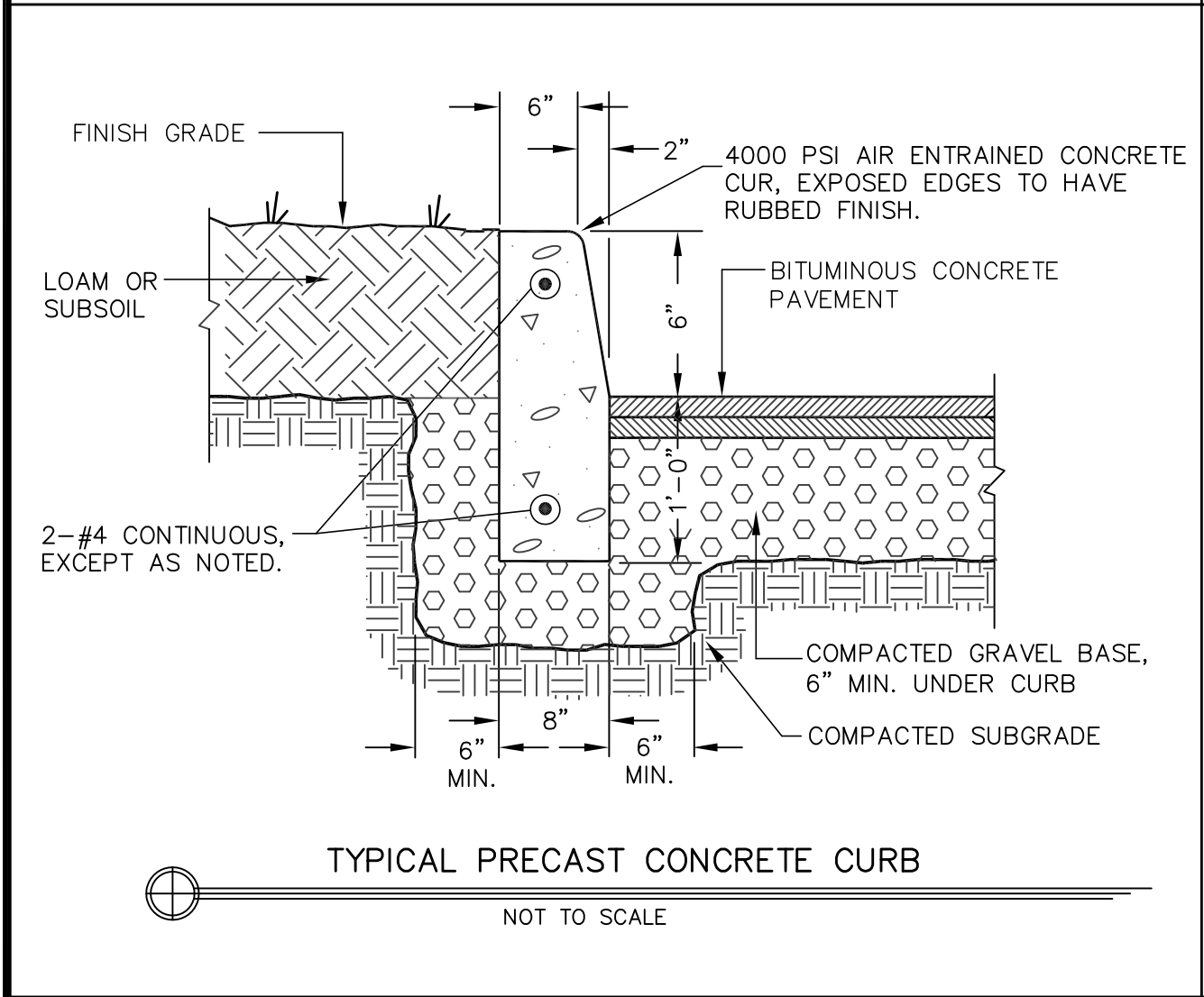
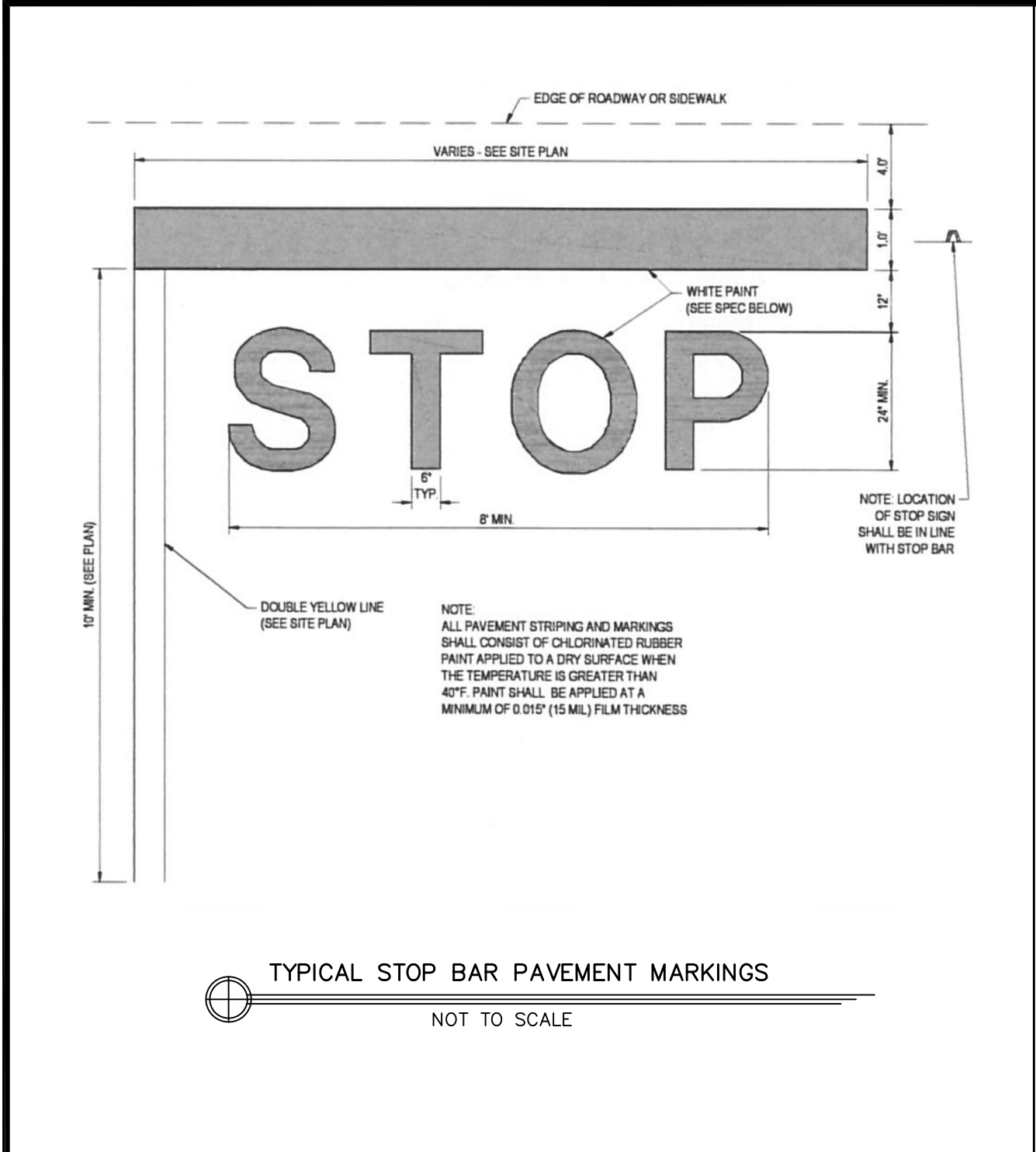
SCALE:

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DATE: March 23, 2023

REVISIONS			
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JOB NO: 00459
SHEET: C.6



OWNER:

Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

PROFESSIONAL ENGINEER

TITLE:

Construction
Details
for
Local
Cannabis
at
251 Summer Street
Arlington, MA

PREPARED BY:

ALLEN ENGINEERING
& ASSOCIATES
Civil Engineers • Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allenrea.com

SCALE:

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DATE:

March 23, 2023

REVISIONS

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JOB NO:

00459

SHEET:

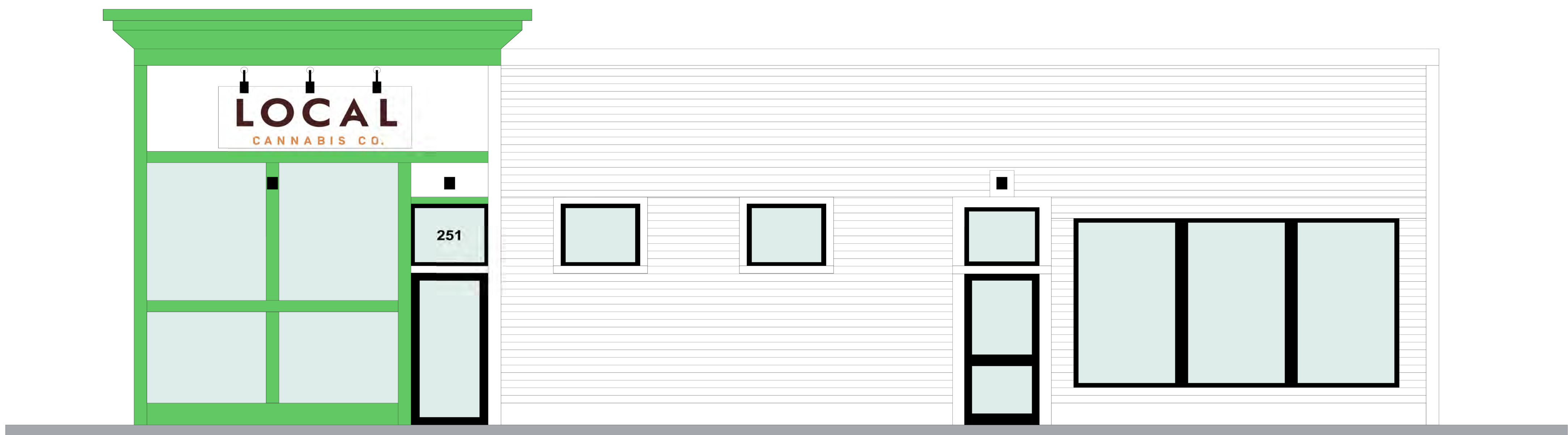
C.7

EXISTING CONDITIONS

LOCAL CANNABIS

251 SUMMER STREET

ARLINGTON, MA 02474



PROJECT INFORMATION

LOCAL CANNABIS
251 SUMMER STREET
ARLINGTON, MA 02474

OWNER

CALYX PEAK COMPANIES
PO BOX 1358
MANSFIELD, MA 02048

PROJECT MANAGER

TENAX STRATEGIES
100 FRANKLIN STREET
SUITE 404
BOSTON, MA 02110

GENERAL CONTRACTOR

KENCO DEVELOPMENT LLC
591 NORTH AVE
SUITE A2
WAKEFIELD, MA 01880

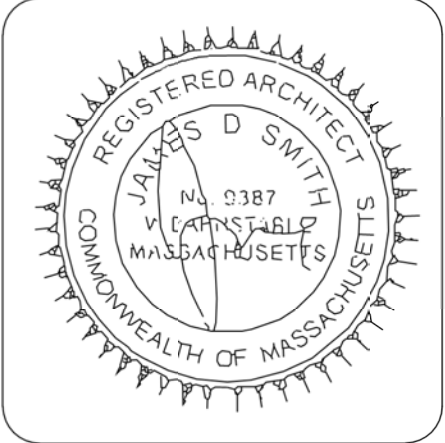
CIVIL ENGINEER

ALLEN ENGINEERING &
ASSOCIATES INC
140 HARTFORD AVE
EAST HOPEDALE, MA 01747

SHEET INDEX	
ARCHITECTURAL	
T1	COVER SHEET
AB1	AS-BUILT FLOOR PLAN
AB2	AS-BUILT ELEVATIONS
A1	PROPOSED FLOOR PLAN
A2	PROPOSED ELEVATIONS
PLUMBING	
P*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT
ELECTRICAL	
E*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT
MECHANICAL	
M*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT

JAMES D. SMITH,
ARCHITECT

522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



REVISIONS		
NO.	DESCRIPTION	BY DATE
	INITIAL	JDS 01/26/23

JOB LOCATION:

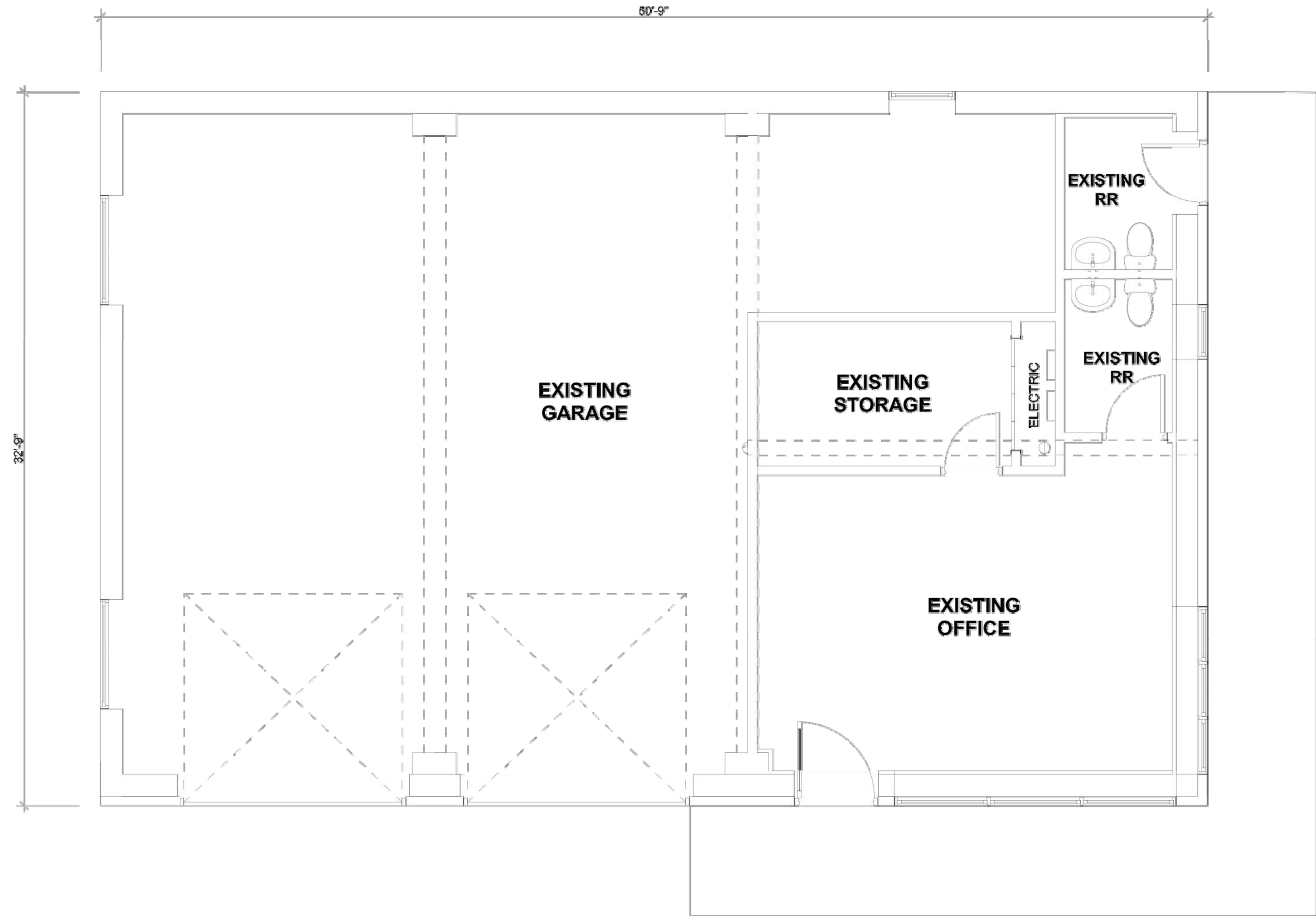
251 SUMMER STREET
ARLINGTON, MA 02474

COVERSHEET

SHEET

T1

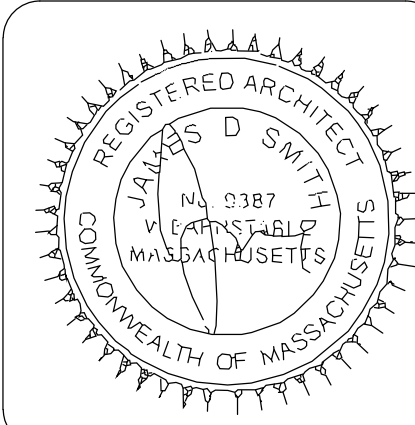
FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

**JAMES D. SMITH,
ARCHITECT**

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JOB LOCATION:

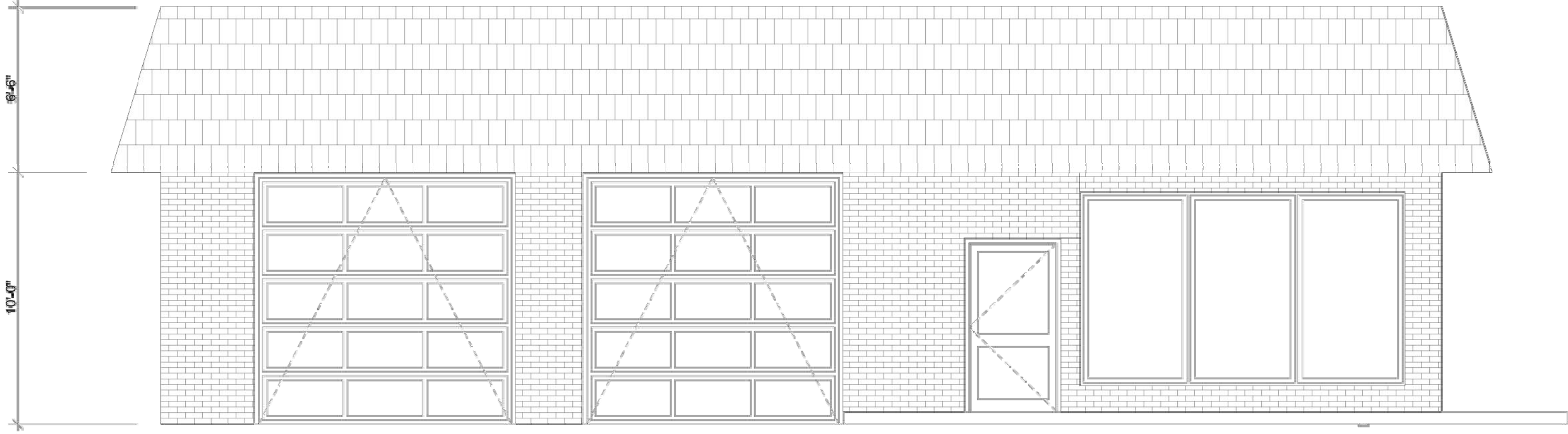
251 SUMMER STREET
ARLINGTON, MA 02474

AS-BUILT FLOOR PLAN

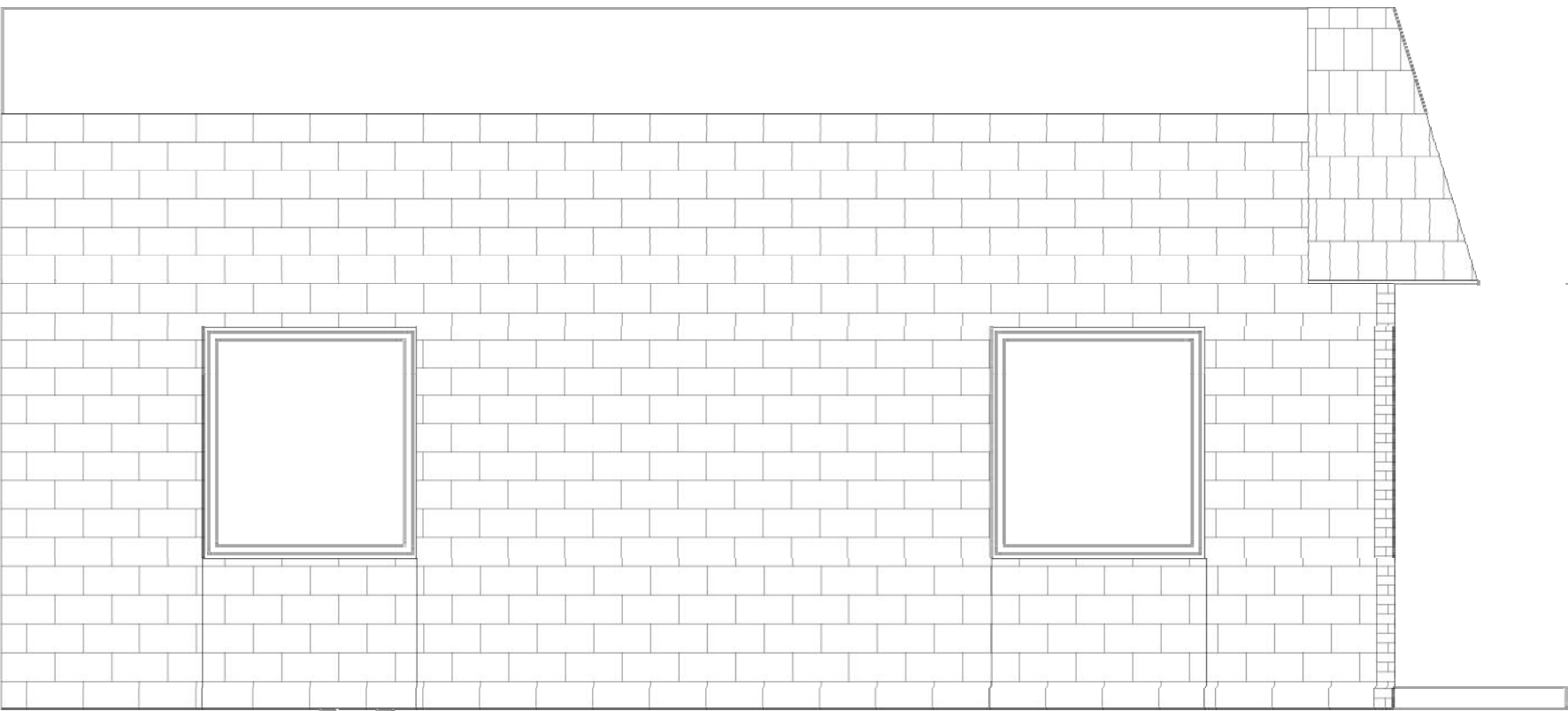
SHEET

AB1

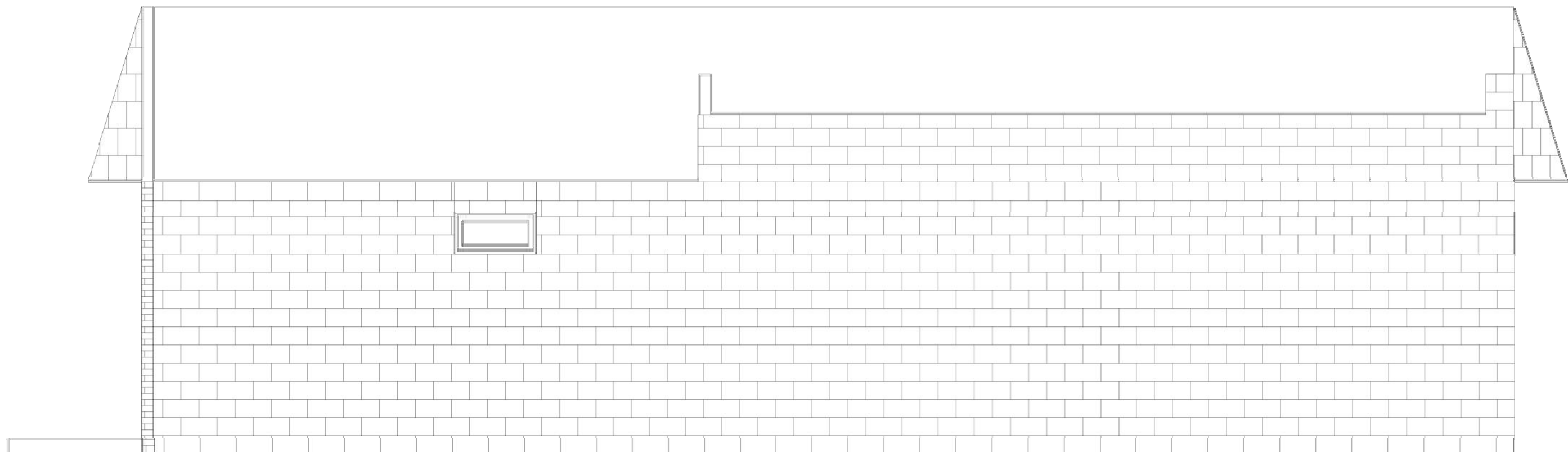
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C.M. N/A



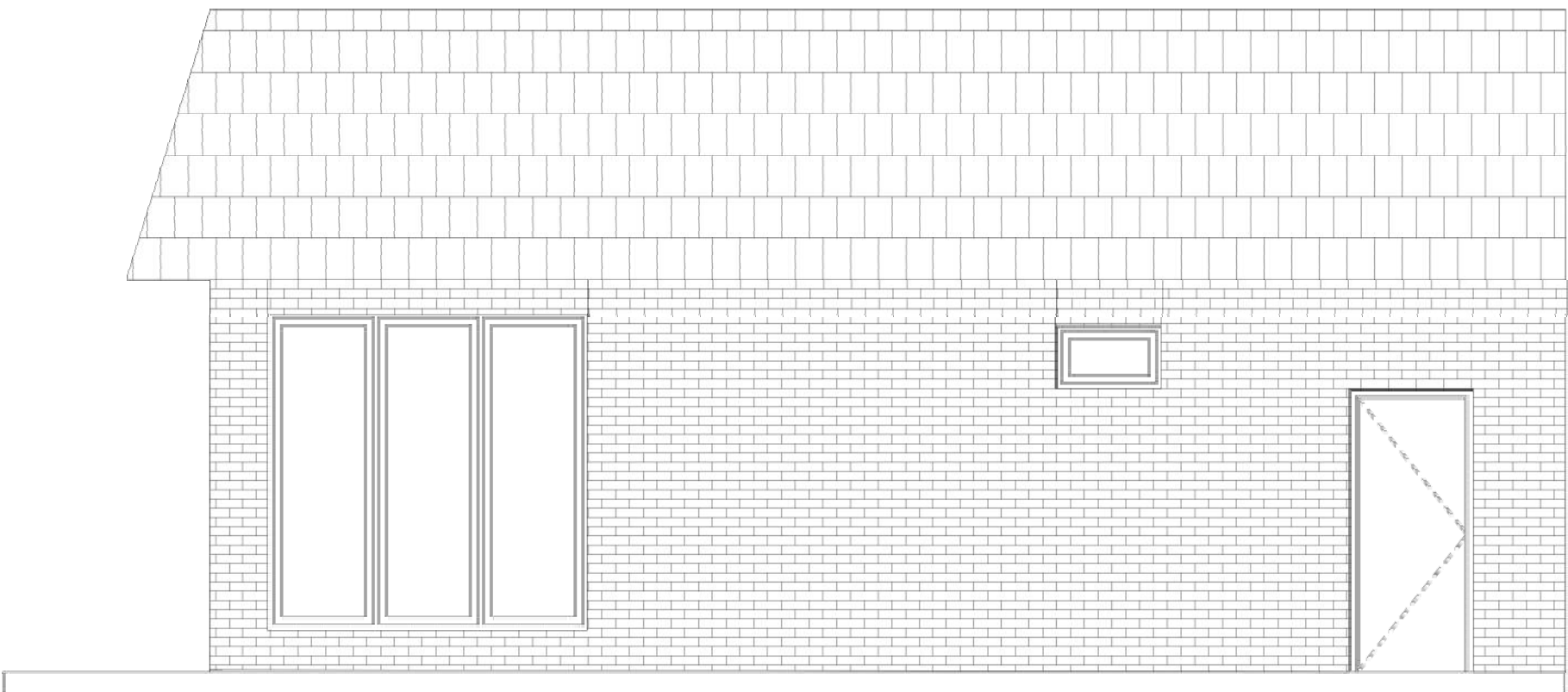
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



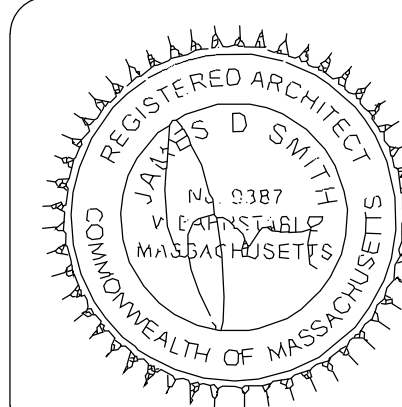
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**JAMES D. SMITH,
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PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



REVISIONS			
NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

JOB LOCATION:

251 SUMMER STREET
ARLINGTON, MA 02474
AS-BUILT ELEVATIONS

SHEET

AB2

FILE#: JDSXXXXX

DATE: 01/26/23

PROJ. MGR. JDS

C.M. N/A

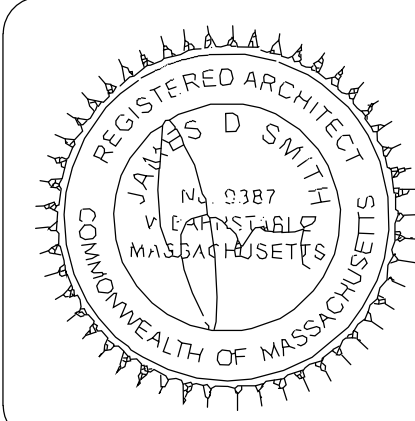
PROPOSED FLOOR PLAN AND ELEVATIONS



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

**JAMES D. SMITH,
ARCHITECT**

522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



REVISIONS			
NO.	DESCRIPTION	BY	DATE
	INITIAL	JDS	01/26/23

JOB LOCATION:

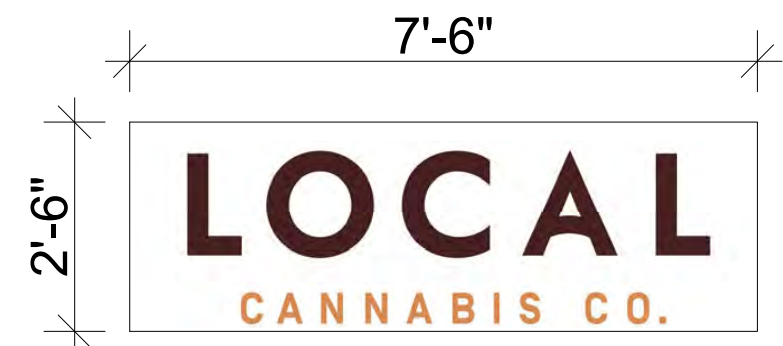
251 SUMMER STREET
ARLINGTON, MA 02474

PROPOSED FLOOR PLAN

SHEET

A1

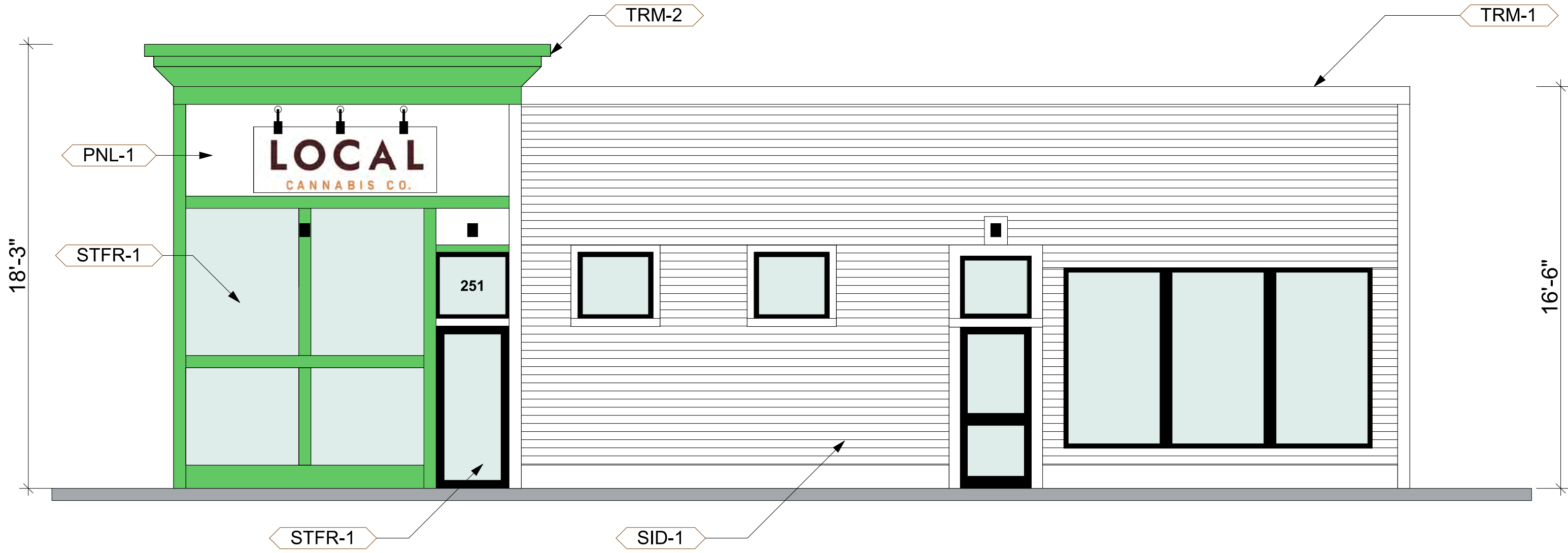
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DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



BUILDING SIGN

- Externally Illuminated Letters**
- "LOCAL" Letters Router Cut From 1" Clear Acrylic
 - Spray Finish With Acrylic Polyurethane To Match PMS# TBD
 - Stud Mount To Building With .25" Stand-Off Spacers
 - "CANNABIS CO." Letters Router Cut From .50" Clear Acrylic
 - Spray Finish With Acrylic Polyurethane To Match PMS# TBD
 - Stud Mount To Building With .25" Stand Off Spacers
 - SEE ELEVATIONS FOR EXACT LOCATION

TAG	MATERIAL	MANUFACTURER/SUPPLIER	FINISH/SIZE	DESCRIPTION	LOCATIONS
EPDM-1	RUBBER ROOFING	EPDM	BLACK	60 MIL BLACK RUBBER EPDM ROOFING	FLAT ROOF AND REAR PARAPET
PNL-1	PVC PANELING	AZEK	PRE-FINISHED WHITE	1X4 TRIM INSTALLED IN PANEL FORM W/ 3/4" PVC SHEET PANELS AS BACKING	FRONT ENTRY AROUND SIGN AREA
TRM-1	PVC TRIM	AZEK	PRE-FINISHED WHITE	1X4 DOOR & WINDOW TRIM, 1X6 CORNER BOARDS, 1X8 ROOF TRIM, 1X10 WATER TABLE	THROUGHOUT EXTERIOR OF BUILDING PER PLANS
TRM-2	PVC TRIM	AZEK	PAINTED GREEN	1X4 DOOR & WINDOW TRIM, 1X6 CORNER BOARDS, 1X8 ROOF TRIM, 1X10 WATER TABLE	FRONT CORNER
SID-1	HARDI CLADBOARD SIDING	JAMES HARDI SIDING	PRE-FINISHED: WHITE	SELECT CEDARMILL FINISH: 4" EXPOSURE	THROUGHOUT EXTERIOR OF BUILDING PER PLANS
STFR-1	STOREFRONT SYSTEM	KAWNEER	TRI-FAB: DARK BRONZE	KAWNEER STOREFRONT SYSTEM, THERMALLY BROKEN WITH 1" INSULATED GLASS	EXTERIOR DOORS AND WINDOWS



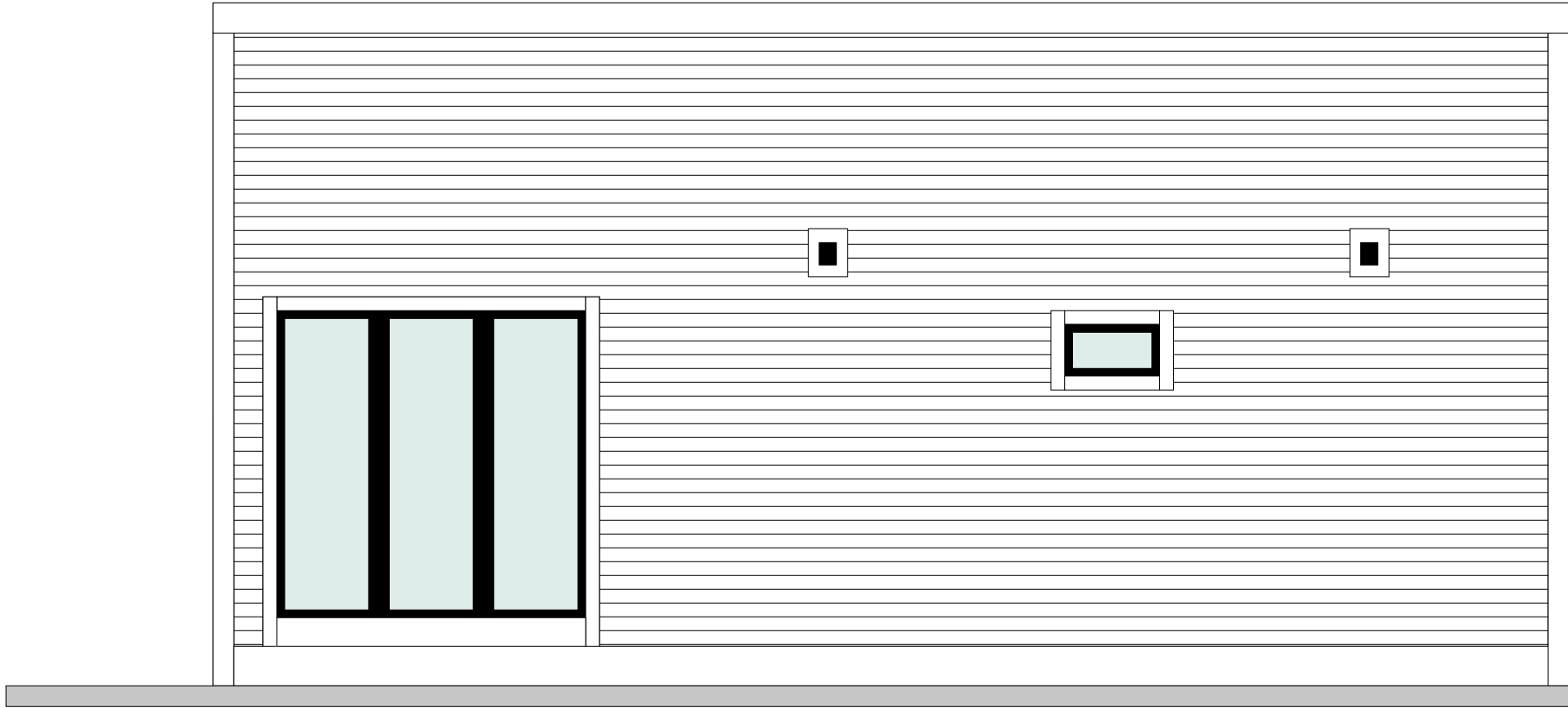
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



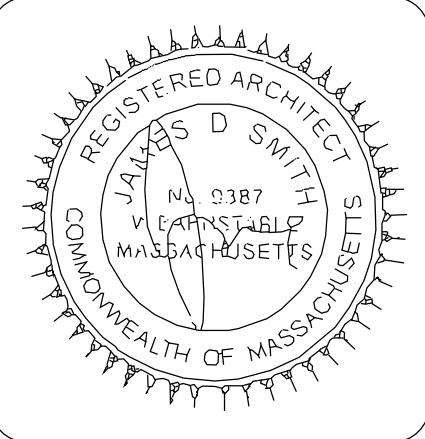
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECT

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PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



REVISIONS		DATE
NO.	DESCRIPTION	BY

JOB LOCATION:

251 SUMMER STREET
ARLINGTON, MA 02474

PROPOSED ELEVATIONS

SHEET

A2

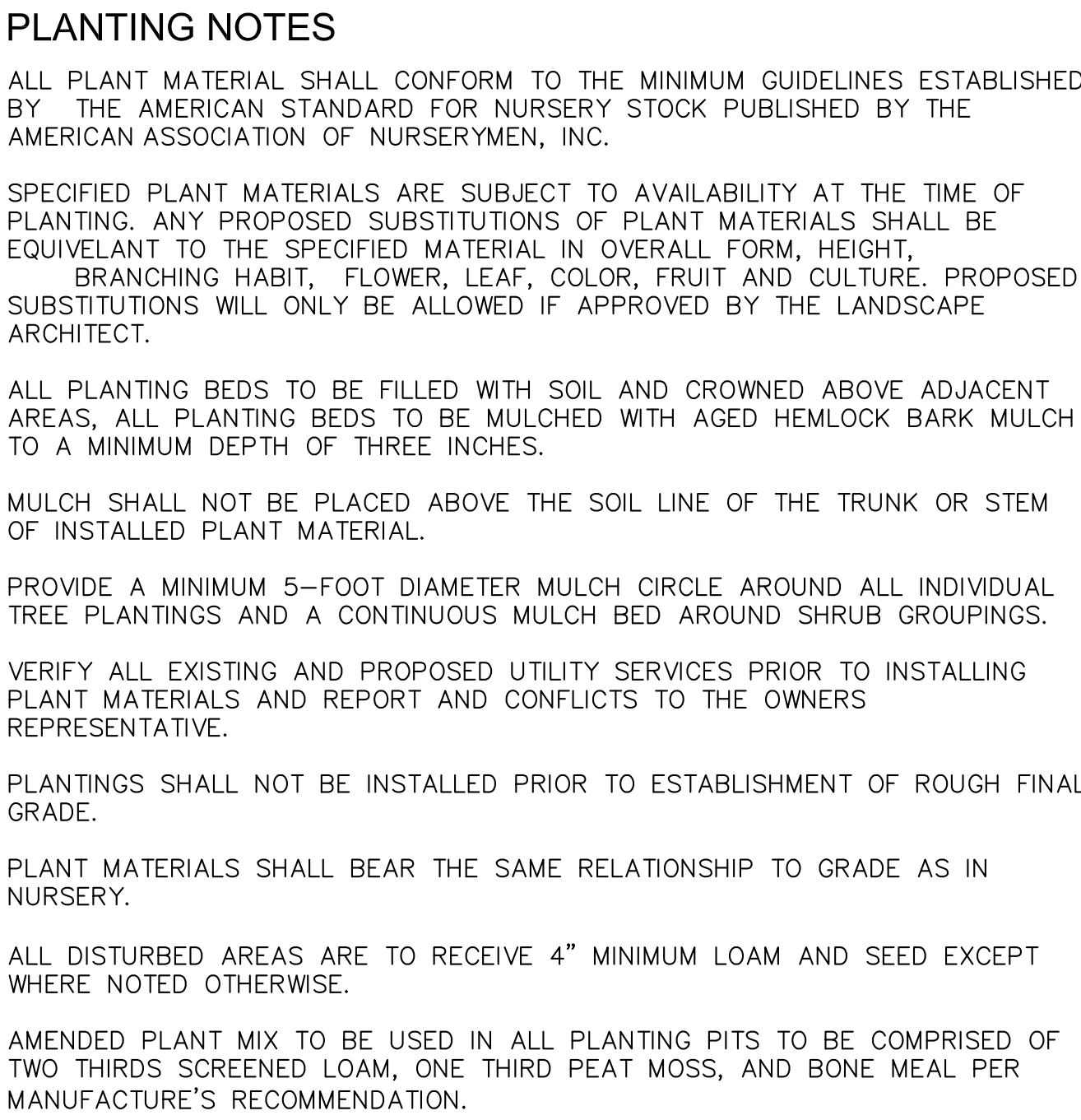
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DATE: 01/26/23

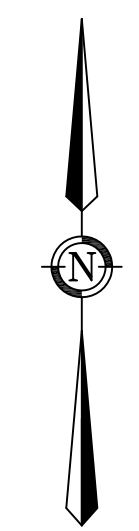
PROJ. MGR. JDS

C.M. N/A

PROPOSED LANDSCAPING



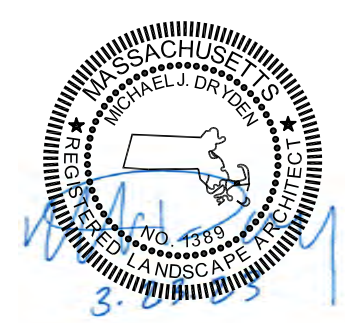
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
AJM	ACER PALMATUM TAMUKEYAMA	JAPANESE MAPLE	3-4' HT.	2
BNH	BETULA NIGRA	MULTI-STEM RIVER BIRCH	2-2 1/2" CAL.	4
ZS	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2-2 1/2" CAL.	5
SHRUBS				
RDV	RHODODENDRON DELAWARE VALLEY WHITE	DELEWARE VALLEY AZALEA	18"-24" HT.	3
IGC	ILEX GLABRA'COMPACTA	COMPACT INKBERRY	18"-24" HT.	14
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18"-24" HT.	5



OWNER:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:

Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048



PROFESSIONAL LANDSCAPE ARCHITECT

TITLE:

Landscape &
Lighting Plan

for

Local
Cannabis

at

251 Summer Street
Arlington, MA

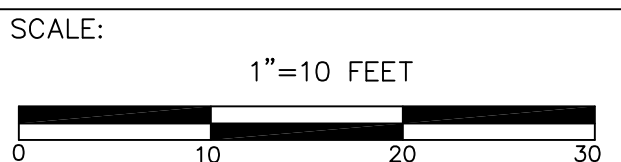
PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES**

Civil Engineers • Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com



DATE: March 23, 2023

REVISIONS			
#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

JOB NO: 00459	SHEET: C.5
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PHOTOGRAPHS / RENDERINGS



Tree omitted to show building façade





Tree omitted to show building façade









SIGN AND LIGHTING SPECIFICATIONS

WAC LIGHTING

Tube

Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
● WS-W2604 Double	● 3000K 90	30W	1750	○ AL Brushed Aluminum
○ WS-W2605 Single	○ 3000K 90	16W	800	● BK Black
				○ BZ Bronze
				○ GH Graphite
				○ WT White

WS-W2604	3000K	BK
----------	-------	----

Example: **WS-W2604-AL**

DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or **downwards**, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any dcor.

FEATURES

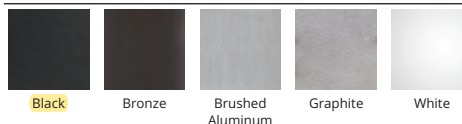
- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

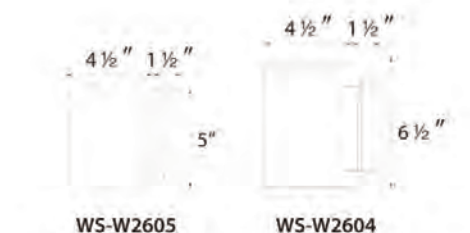
Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Black , Bronze, Brushed Aluminum, Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2016 Compliant, Title 24:



FINISHES



LINE DRAWING

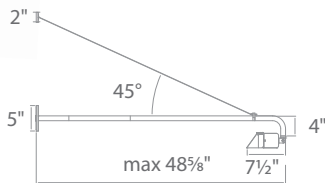


SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project: Calyx Arlington

Location: Front Goosenecks at Building Sign

PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangeable rods included

SPECIFICATIONS

- Construction:** Die-cast aluminum
- Power:** Line Voltage input (120V)
- CRI:** 85
- Dimming:** 100% - 10% with Electronic Low Voltage (ELV) dimmer
- Finish:** Architectural Bronze, Black, Graphite and White
- Operating Temp:** -40°F to 122°F (-40°C to 50°C)
- Standards:** IP66, Wet Location, ETL & cETL Listed
- Rated Life:** 50,000 hours

ORDER NUMBER

	Power	Comparable	Beam	Delivered Lumens	CBCP	Color Temp	Finish
WP-LED514 Single	15W	150W PAR38	15°	600	4145	30 3000K	ABZ Architectural Bronze
			60°	985	875		ABK Architectural Black
			15°	695	4800	40 4000K	AGH Architectural Graphite
			60°	1140	1015		AWT Architectural White

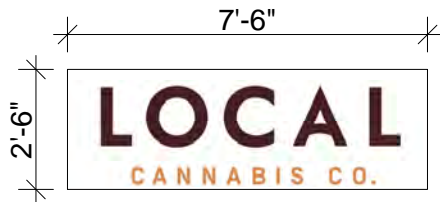
Example: WP-LED514-40-AGH

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

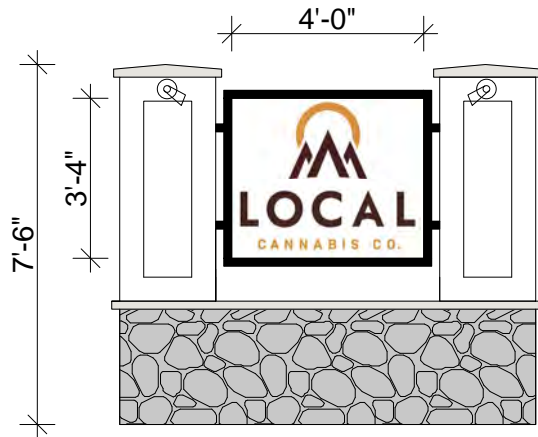
LOCAL CANNABIS SIGNAGE



BUILDING SIGN

Externally Illuminated Letters

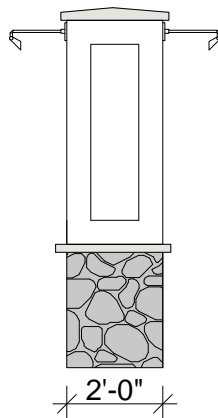
- "LOCAL" Letters Router Cut From 1" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand-Off Spacers
- "CANNABIS CO." Letters Router Cut From .50" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand Off Spacers
- SEE ELEVATIONS FOR EXACT LOCATION



MONUMENT SIGN: FRONT

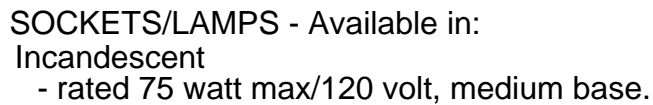
Externally Illuminated Monument Sign

- Sign Measures 48" W X 40" H
- Letters and Logo router cut from 1" clear acrylic
- Spray finish with Acrylic Polyurethane to Match PMS#TBD
- Stud mount to Sign Backboard, prefinished White, with .25" Stand-offs
- Externally Illuminated by straight-arm Bullet Sign DownLight
- 2" Black Anodized Aluminum Frame to Match Storefront System
- PVC Trim Pillars to match building trim, Stone Caps
- Stone Monument Base with Stone Cap
- Total Unit is 7'-6" High
- SEE CIVIL DRAWINGS FOR EXACT LOCATION



MONUMENT SIGN:SIDE

UL
LISTED



F:760-603-0888

IMPACT STATEMENT

LOCAL CANNABIS - IMPACT STATEMENT

251 Summer Street, Arlington, MA

1. **Preservation of Landscape**

As an auto sales and service establishment, the majority of the existing site is covered by impervious surfaces including a building, bituminous paving and cement concrete. There is little vegetation except for a vegetated slope along the western boundary consisting of overgrown scrub vegetation. There are also two mature trees (10" Oak and 8" Elm) located in the northwest corner of the site. The mature trees will be preserved and protected during construction. The vegetated slope will receive selective pruning and maintenance to remove any invasive plant materials and allow native materials to thrive.

2. **Relationship of Buildings to Environment**

An existing, single story building consisting of 1,640+/- square feet is located in the approximate center of the property. The building will be refurbished in the currently location, which will significantly improve the esthetics of the building when viewed from the public way and adjacent properties.

3. **Open Space**

As previously mentioned, there is little open space present at the site. Under existing conditions, approximately 14% of the site is open space, with none meeting the definition of "Usable Open Space". The proposed project will result in approximately 48% open space, approximately 16.5% of which is Usable Open Space. Proposed trees will be provided along the site frontage as well as foundation plantings and ornamental trees plantings along the along the front and sides of the building. Lawn areas will also be incorporated. These features will drastically improve the esthetic qualities of the site and will provided for shading of impervious areas. Refer to the illustrative perspective drawings provided.

4. **Circulation**

Aside from two short sections of sidewalk, the existing site frontage is open to vehicular access. This condition represents a safety hazard. The proposed project will reduce the expansive curb cut and provide well defined access points to control circulation and improve safety. Organized parking stalls, including accessible spaces, are provided with ample maneuvering space.

Sidewalk improvements will be made to provide a continuous cement concrete sidewalk along the site frontage, with accessible curb ramps and painted cross-walks. A sidewalk connection is provided from Summer Street to the proposed retail cannabis entrance. Accessible curb ramps are provided throughout the site. Long and short term bicycle parking is also provided in accordance with bylaw requirements. Refer also to the Traffic Assessment provided.

5. **Surface Water Drainage**

Under existing conditions, there are currently no peak flow mitigation or water quality measures. The majority of the stormwater run-off from the rooftop and paved surfaces flows in a south easterly direction into an on-site catch basin and into the Summer Street drainage system. A small drainage area exists in the northwest corner of the site where flow is captured by a second catch basin. This catch basin appears to be marginally functional and its connection point in undetermined.

The redevelopment project will result in a significant reduction of paved surface and an increase in vegetated lawn and landscaped areas. This will result in reduced run-off rates and volumes, and promote opportunities for infiltration. Stormwater runoff will also be improved by incorporating a proprietary water quality structure to capture the majority of the paved parking surface on the west side of the site prior to discharge to Summer Street drainage system. A grass swale/filter strip is proposed on the east side to capture the small flows and reduce rate and volume before entering the Summer Street drainage system.

The proposed site improvement represent a vast improvement in stormwater management by improving water quality and reducing peak flows and run-off volume.

6. Utility Services

Existing utility serve connections will be utilized to the extent possible. Any required upgrades will be closely coordinated with town officials and private utility providers.

7. Advertising Features

A new compliant pylon sign is proposed to replace the existing pylon sign, which is located in the center of the sidewalk within the Summer Street Right-of-way. Building signage is also provided. Refer to the architectural renderings provided.

8. Special Features

The existing exterior storage area is located on the west side of the building where it is in view from the public way. The proposed service entrance area and refuse area for the retail cannabis use is located to the rear of the building and is fully screened by a 6-foot high solid barrier PVC fence. Bicycle racks are provided on each side of the building for short term bicycle parking.

9. Safety

The renovation will include an array of safety upgrades throughout the building. All renovation work will be in accordance will Local and State Building & Life Safety code along with all NFPA requirements. The building will be equipped with a new fire alarm system and all new Life Safety devices including exit signs and emergency lighting. The exterior of the building will be well lit at night during business hours, all while following the requirements of “Dark Sky” lighting. The building, both inside and out, will be equipped with a 24-hour surveillance system. The new space will be ADA compliant and meet all applicable local and national ADA codes. There is a “man trap” vestibule designed with the intent to check all identification and credentials prior to entering the store. The building will be equipped with the proper number of egress doors which will be illustrated on the Emergency Egress Map located inside the facility and labeled in the field via illuminated exit signs.

10. Heritage

The proposed project will not impact or disrupt historically significant structures or features. The project will result in a new building façade, reduced pavement, organized parking fields, and new landscaping. When completed the project will represent a vast improvement over existing conditions and will be more in scale and character with the surrounding neighborhood.

11. Microclimate

The project will generate or emit heat, vapor, fumes, dust, vibration or noise. Tree plantings are provided to shade parking areas and reduce heat gain on paved surfaces.

12. Sustainable Building and Site Design

The renovation of the building will meet the LEED Certification Program. See LEED Checklist attached. The proposed renovation currently has a score of 47 points, passing the Certified program. Our mission is to improve the carbon footprint by implementing low-carbon solutions. We intend to create a “greener” location that improves the overall look, performance and environmental impact.

COMMUNITY OUTREACH

Community Outreach:

Calyx Peak of MA Inc. d/b/a Local Cannabis Co. (Local) conducted community engagement through multiple avenues. Specifically, Local was part of public meetings and public hearings over a two-year period before the Selectboard as part of the Town's Request for Information (RFI) process. The Selectboard's RFI process was established to provide the Town and residents an avenue to evaluate and select the best operator and location for the Town. This particular location was discussed with the Selectboard at several of these public meeting and hearings. No abutters provided any opposition during any of the Selectboard meetings/hearings related to the proposed location.

After the Selectboard voted to approve Local at 251 Summer St. and after the completion of the Host Community Agreement process, Local conducted a Community Outreach Meeting as part of the Cannabis Control Commission (CCC) licensing process. As part of the Community Outreach Meeting process, Local noticed all abutters within 300' of the property through direct mail, as well as noticing the Town through the Town Clerk and publishing the notice in the local paper 14 days prior to the meeting.

During the Community Outreach Meeting Local heard from residents in support and opposition to the project, more specifically, Local primarily heard from three (3) neighbors who raised concern. The objections were primarily related to the legalization of cannabis and the zoning which was passed by Town meeting. However, in light of the neighbors' concerns related to the legalization of cannabis, Local took specific, thoughtful steps to minimize any impact to the neighbors. Specifically, one neighbor had a concern with traffic cutting across the sidewalk near their property to access the site. In response to this concern, which apparently is an existing issue, Local placed a curb and landscape area on the right side of the parcel next to the abutting neighbor to eliminate the possibility of anyone being able to cut through their property into the parking lot. Additionally, and specifically for the benefit to the neighbors, Local implemented the following measures:

- Local moved the Cannabis business to the left side of the building to place it as far from neighbors as possible.
- Local installed a fence along the entire property line to physically separate the parcels.
- Local placed trees at the back left and right of the building to break up the view of the building from neighboring properties.
- Local separated the onsite parking lots, removing vehicular access between both sides of the parcel as well as provided a significant increase in green space. These separate parking lots will ensure that cannabis customers are limiting their presence to the left side of the parcel. The left side of the parcel abuts a fairly significant elevation change between the next parcel thus putting the business and the associated parking lot away from any neighbors with the physical separation of the building, the fence and the elevation change.

While none of the steps taken above were required by the Town bylaw or any other regulatory authority, Local wanted to make every effort to demonstrate its commitment to the Town and our neighbors. Retail cannabis stores have evolved significantly over the years and Local believes our approach demonstrates that these businesses can be appropriately located within the community and serve as an opportunity to provide significant improvement to the places where they are operated.

LEED

Local Cannabis Co.

251 SUMMER ST, ARLINGTON, MA 02474



LEED PROJECT CHECKLIST



GENERAL CONTRACTING | CONSTRUCTION MANAGEMENT

kencodevelopment.com 781-587-3497

44 of 67

SUSTAINABILITY NARRATIVE

This retail project consists of a major renovation of an existing Auto Dealership and Auto Mechanic Garage. Our project team is challenging ourselves to convert this existing building to an updated and resilient structure that satisfies the label of a sustainable building that meets LEED Certified requirements.

The design team has been thoroughly investigating how to take this old and non-conforming building and create a “greener” location that improves the overall look, performance and environmental impact. The exterior site improvements consist of major landscaping upgrades that reduce the impervious areas and create a more vibrant eco-friendly location. It will focus on better stormwater management, new trees and plantings, new grass areas in lieu of existing pavement, and the implementation of electric vehicle infrastructure and bicycle storage.

The building will be equipped with new and energy efficient mechanical equipment that focuses on thermal comfort, fresh air and exhaust treatment. We will be implementing smart controls for mechanical and electrical systems to ensure minimal amount of energy consumption. All interior and exterior lighting will be upgraded to LED, with the exterior lighting meeting all “Dark Sky” requirements. Plumbing fixtures will consist of low-flow fixtures with on demand/high efficiency water heaters. The existing envelope will be upgraded with new roofing and insulation throughout along with updated low-E windows and doors.

Our mission is to improve the carbon impact by implementing low-carbon solutions. Our team anticipates that this updated location will improve its carbon impact by at least 15% that existing structure.

LEED Checklist is on the following page. Our current projected Score is 47 which meets LEED Certification

PROJECT TEAM

OWNER/OPERATOR | **CALYX PEAK**

OWNERS PROJECT MANAGER | **TENAX STRATEGIES**

GENERAL CONTRACTOR | **KENCO DEVELOPMENT**

CIVIL ENGINEER | **ALLEN ENGINEERING & ASSOCIATES**

ARCHITECT/DESIGNER | **JAMES D. SMITH**

ENGINEERS & LEED ACCREDITED | **SYSKA HENNESSY GROUP**





LEED v4 for BD+C: Retail

Project Checklist

Project Name: Calyx Peak Retail, Arlington

Date: 3/13/23

Y ? N

1		Credit	Integrative Process	1
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10	2	0	Location and Transportation	16
		Credit	LEED for Neighborhood Development Location	16
1		Credit	Sensitive Land Protection	1
	1	Credit	High Priority Site	2
3		Credit	Surrounding Density and Diverse Uses	5
4		Credit	Access to Quality Transit	5
1		Credit	Bicycle Facilities	1
	1	Credit	Reduced Parking Footprint	1
1		Credit	Green Vehicles	1

9	0	0	Sustainable Sites	10
Y		Prereq	Construction Activity Pollution Prevention	Required
1		Credit	Site Assessment	1
2		Credit	Site Development - Protect or Restore Habitat	2
1		Credit	Open Space	1
2		Credit	Rainwater Management	3
2		Credit	Heat Island Reduction	2
1		Credit	Light Pollution Reduction	1

5	2	4	Water Efficiency	12
Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
2		Credit	Outdoor Water Use Reduction	2
2	2	2	Indoor Water Use Reduction	7
		2	Cooling Tower Water Use	2
1		Credit	Water Metering	1

10	4	#	Energy and Atmosphere	33
Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
5		Credit	Enhanced Commissioning	6
4	3	11	Optimize Energy Performance	18
	1	Credit	Advanced Energy Metering	1
	2	Credit	Demand Response	2
	3	Credit	Renewable Energy Production	3
	1	Credit	Enhanced Refrigerant Management	1
1		Credit	Green Power and Carbon Offsets	2

1	7	5	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

8	6	1	Indoor Environmental Quality		15
Y		Prereq	Minimum Indoor Air Quality Performance		Required
Y		Prereq	Environmental Tobacco Smoke Control		Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
	1		Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
1	2		Credit	Daylight	3
		1	Credit	Quality Views	1

3	0	0	Innovation	6
2		Credit	Innovation	5
1		Credit	LEED Accredited Professional	1

0	0	0	Regional Priority	4
		Credit	Regional Priority: Specific Credit	1
		Credit	Regional Priority: Specific Credit	1
		Credit	Regional Priority: Specific Credit	1
		Credit	Regional Priority: Specific Credit	1

47	21	27	TOTALS	Possible Points:	110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

STORMWATER MANAGEMENT

Stormwater Management

The site at 251 Summer Street is currently 100% paved and, therefore, completely impervious for the purposes of stormwater drainage. The landscaping and grounds work, including the removal of impermeable landcover in favor of permeable materials, will bring the site to 80% impervious. Furthermore, since the new construction will not increase the impervious surface by 350 square feet or more, a full stormwater management report is not required. The proposed landscaping will not include any bioretention areas or other means of treating stormwater with plantings. However, catch basins will be installed throughout the site to aid with stormwater runoff.



Town of Arlington, Massachusetts

ARB Meeting Schedule Review

Summary:

8:00 pm The Board will review and approve their meeting schedule for the remainder of 2023.



Town of Arlington, Massachusetts

ARB Fall Town Meeting Warrant Article Discussion

Summary:

8:20 pm The Board will review amendments to the Zoning Bylaw originally proposed for the Spring 2023 Town Meeting that were held in anticipation of a 2023 Fall Town Meeting for zoning amendments.

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	20221205_2023_ARB_Zoning_Amendments.pdf	2023 ARB Zoning Amendments
▣ Reference Material	20230601_2023_Fall_TM_Business_Zoning.pdf	2023 Fall TM Business Zoning



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board
From: Claire Ricker, Director
Kelly Lynema, Assistant Director
Date: December 1, 2022
RE: Redevelopment Board 2023 Zoning Amendments

At the October 17, 2022 Redevelopment Board meeting, Board members discussed potential zoning amendments to submit on the warrant for 2023 Town Meeting. After discussion, the Board indicated a desire to put forward a series of administrative or clarifying amendments, as well as a number of more substantive amendments. Below is a preliminary staff analysis of the amendments as discussed at that meeting.

Amendments to Business District Zoning

Of Arlington's 2,558 acres of zoned parcels, only 3.7% is within the Business Districts¹. This 3.7% of land, combined with the smaller Industrial District, carries the primary burden of generating Arlington's commercial tax revenue. During the Board's fall retreat and at the October 17 meeting, the Board discussed a number of amendments to encourage commercial redevelopment and attract new commercial uses to the Business Districts (B1, B2, B2A, B3, B4, and B5), while supporting additional Town goals for sustainability, urban design, and overall site standards. In each of these recommended changes, the ARB seeks to identify the current intent or goals in each element of the zoning bylaw and craft amendments that seek to advance those goals.

1) Open Space Requirements in Business Districts

In recent meetings the Board has discussed the conflict between the Zoning Bylaw's usable open space requirements and the purpose or intent of usable open space. The Board has also noted ways in which the current usable open space requirement unduly restricts commercial and mixed-use redevelopment and limits the ability to redevelop without a net loss of commercial space.

To both encourage parcels in the Business Districts to meet Arlington's economic development and sustainability goals, two key restrictions should be evaluated:

- Usable Open Space is currently tied to residential gross floor area instead of parcel size. As such, incentives to redevelop underperforming properties are restricted, as the area

¹ Not inclusive of water bodies or roads. Only 2.69% of Arlington's total land area is zoned Business.

of each parcel that is dedicated to open space *increases* with each additional upper-story residential unit in mixed-use developments.

- The definition of usable open space limits where and how the public and private benefits of open space can be achieved. Rooftops can only count as open space if they are located not more than 10 feet above the level of the *lowest* story used for dwelling purposes, and is deemed usable only if 75% of the area has a grade of less than 8% and is at least 25 feet square. These limits effectively restrict building height beyond the limits set forth in the dimensional and density regulation tables. They also typically exceed the rear and side yard setback requirements for most uses in the Business Districts.

Beyond restricting the redevelopment potential for underutilized and vacant properties, the Board has discussed how the usable open space requirement and definition do not reflect the environmental and climate benefits that usable open space provides with regard to permeable surfaces, green roofs, locations for trees and landscape, access to the outdoors, and community gathering spaces for building social resilience.

On November 21, residents presented research from neighboring communities showing that most do not require usable open space in their business zoning districts, and of those that do, their usable open space requirement is a proportion of the parcel size, not residential gross floor area.

As less than 4% of Arlington’s total zoned land is within the Business Districts, and as the Zoning Bylaw already requires landscaped open space and shade trees (Section 6.3), staff recommend the following:

- For commercial uses (“any other permitted use”, as described in the zoning bylaw), eliminate the usable open space requirement. Maintain the 10% landscaped open space requirement but amend it to be based on lot area, not gross floor area.
- For mixed-use and multi-family residential, replace the current landscaped and usable open space requirements with a 15% landscaped open space requirement based on lot area, not gross floor area.
- Amend the definition of landscaped open space as follows: “Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof or balconies ~~not more than 10 feet above the level of the lowest story used for dwelling purposes.~~”

Additionally, while under this amendment usable open space would no longer be required in the Business Districts, staff recommend that the definition of usable open space be amended as follows: “Such space may include open area accessible to and developed for the use of the occupants of the building and located upon a roof or balcony ~~not more than 10 feet above the level of the lowest story used for dwelling purposes.~~”

One alternative discussed by the Board was to maintain a usable open space requirement, but eliminate dimensional and locational requirements, and allow applicants to make payments in lieu of providing usable open space. Somerville does not require usable open space—the city has an open space requirement and does not differentiate between types of open space—but when their 15% open space requirement results in 8,000 square feet or less of open space, an in lieu payment may be made for up to 100% of the required open space in whole or in part. The payment is calculated as five times the product of the square footage of open space not provided and the average cost to acquire, design and develop land as civic space. Payments are made to the Open Space Acquisition and Improvements Stabilization Fund.

2) Rear Yard Setback Requirements in Business Districts

Presently the rear yard setback requirements in the business districts are a function of building length and/or height, depending on use. These restrictions make it challenging to understand potential build-out, overly complicate the zoning bylaw, and present challenges to commercial redevelopment. Additionally, the prescribed setbacks incentivize redevelopment as residential uses instead of commercial or mixed use.

District	# Parcels	Med. Parcel Depth	Use	Setback Requirements (ft)
B1	106	99.5'	Any	20
B2	67	75'	Single family, two-family, duplex, three-family townhouse, apartment*	20
			Mixed use or other permitted use	10 + (L/10)
B2A	21	174'	Single family, two-family, duplex, three family*	20
			Apartments w/ ROW =<50ft	10 + (L/10)
			Apartments w/ROW > 50ft	(H + L) / 6
			Mixed use	at least 30' for apartments
			Other permitted use	
B3	79	88'	Single family, two-family, duplex, three family*	20
			Townhouse, apartment building, mixed use, other permitted use	(H + L) / 6
B4	89	104'	Single family, two-family, duplex, three family*	20
			Apartments w/ ROW = > 50	30
			Apartments w/ ROW > 50 ft	(H + L) / 6 (at least 30')
			Mixed use or other use	10 + (L / 10)
B5	24	99.5'	Single family, two-family, duplex, three family*	20
			Townhouse or apartment building	(H + L) / 6 (at least 20')
			Mixed-use	10 + (L / 10)
			Any other permitted use	(H + L) / 6
H = building height; L = length of a wall parallel to lot line				
* Given that such a small proportion of land in Arlington is zoned for business/commercial uses, staff question why redevelopment as a low-density residential use is allowed in the Business Districts.				

Staff reviewed the rear yard setback requirements in adjacent communities, as well as several communities with a higher commercial tax base, to assess the setbacks typically required in business or commercial zoning districts.

- Burlington: 10 to 15 feet
- Cambridge: None if abutting a nonresidential district, 20 feet if abutting a residential district
- Lexington: 10 to 20 feet
- Medford: 15 feet
- Somerville: Variable
 - 0 feet when abutting an alley or rear right-of-way
 - 10 feet when abutting non-residential districts
 - 20 feet for first three floors abutting a residential district
 - 30 feet for fourth and higher stories abutting residential districts
- Watertown: 15 to 20 feet
- Winchester: 15 to 20 feet

Note that none of these communities use a calculation to determine setback dimensions. Given the median parcel depth in Arlington's Business District, the fact that many older buildings along Mass Ave and Broadway have rear yard setbacks of less than 10 feet, and in light of what other communities in the region require, staff recommend the Board consider:

- Eliminate the lower maximum height and maximum height in stories within the tables for B District Building Height and Floor Area Ratio Regulations, along with references to Section 5.3.19, Reduced Height Buffer Area, and instead adopt a variable rear yard setback as utilized in Somerville's zoning ordinance;
- Amend Section 5.3.19, Reduced Height Buffer Area to 25 to 50 feet and adopt a variable rear yard setback as utilized in Somerville's zoning ordinance; or
- Replace any equations determining rear yard setbacks with a standard rear yard setback of 15 feet.

3) Step-back Requirement in Business Districts

Approximately 44% of parcels in Arlington's Business Districts located on corner lots and have two or more frontages. Currently this means that redevelopment of those properties requires a step back on more than one frontage at the 4th floor. The table below provides an overview.

District	# parcels	Frontages			Med. Parcel Depth (ft)	Med. Parcel Size (sf)
		1	2	3+		
B1	106	63 (59%)	42 (40%)	0 (0%)	99.5	5,984
B2	67	31 (46%)	33 (49%)	3 (4%)	79	5,404
B2A	21	12 (57%)	7 (33%)	1 (5%)	174	24,186
B3	79	43 (54%)	28 (35%)	7 (9%)	88	5,917
B4	89	49 (55%)	35 (39%)	4 (4%)	104	7,863
B5	24	16 (67%)	7 (29%)	0 (0%)	99.5	6,529
Five parcels in the Business Districts have no frontage.						

Given the relatively small average parcel size in most Business Districts, and with additional setback, open space, and parking buffer requirements, the requirement to step back more than one frontage results in unusable or uneconomical upper story space.

A review of zoning regulations in Arlington's neighboring communities reveals that most do not have step-back requirements. Of those that do require step-backs, the step-back requirement either does not begin until a height of 65 feet or is required as part of the community's design standards to allow Planning Boards the flexibility to negotiate step-backs as part of overall design review. Some communities requiring step-backs require them only on the principal façade. In Somerville, buildings on a lot less than 65 feet deep are exempt from step-back requirements.

Staff recommend the Board consider requiring step-backs only on the principal façade of a structure (e.g., the façade facing Mass Ave or Broadway), and explore whether to waive the step-back requirement for small parcels.

4) Height Minimums in Business Districts

The Board has expressed a desire to encourage redevelopment in the Business Districts with a traditional mixed-use building type with active ground floor uses and housing or office uses above. One method for doing this is to prohibit the development of new single-story structures. Establishing a height minimum is an effective way of intensifying development opportunities, efficiently using limited land resources, and increasing the diversity of business types in Town.

Within the Business Districts, the lowest maximum height is 25 feet. This standard applies in the B2A District for apartments on streets with a right of way narrower than 50 feet if/when the residential height buffer is applied. Typical maximum heights in the Business District zoning range from 35 feet to 60 feet and 3 to 5 stories.

As the Board has experienced, however, maximum heights in the Business Districts are typically not achievable. While the amendment to FAR by 2022 Town Meeting has made redevelopment of underutilized properties more attractive, other requirements such as setbacks, step-backs, usable open space, parking buffers, and minimum lot areas and frontages frustrate the ability to reach the maximum allowable heights. Additionally, given that the majority of parcels in the Business District abut parcels in the R1, R2, or Open Space Districts, the reduced height buffer area (Section 5.3.19) applies nearly universally to the Business Districts and effectively lowers the allowable height across entire parcels.

To avoid creating a requirement that could effectively prohibit redevelopment entirely (e.g., require a height that is unachievable due to other dimensional restrictions and buffers), staff recommend establishing a minimum building height of 25 feet or two stories for primary buildings in all Business Districts, with a requirement to include a second story that is at least 30% of the first floor dimension.

If the Board wishes to include an exception process, staff recommend requiring that an applicant provide evidence that physical circumstances exist for the property which result in a lot with a size or shape that is not conducive to a multi-story structure, and it can be demonstrated that there is a direct benefit to the community to have a one-story structure at the proposed location as opposed to a multi-story structure.

5) Arlington Heights Business District Consolidation

In 2019, the Town completed the [Arlington Heights Neighborhood Action Plan](#)², which recommended a number of zoning amendments, policy changes, and activities to generate redevelopment opportunities in Arlington Heights. The plan was informed by two well-attended community forums, outreach to local businesses and property owners, and meetings with a steering committee. One key zoning recommendation of the plan was to create an entirely new business district—the AHB District—that reflects a vision for the neighborhood to replace the four separate business districts in the Heights.

The AHB District would include all land zoned in any of the existing Business Districts within a defined geographic area, as well as the MBTA lot currently zoned Transportation. Establishing this district would require a zoning amendment and map change to Business District and Transportation parcels between the Massachusetts Avenue and Forest Street intersection in the east and the Massachusetts Avenue and Drake Road intersection in the west.

The plan studied the requirements in the Business Districts within this area and provided the following generalized height and use characteristics for the study area (a complete analysis by use is attached):

District	Height limit	Uses/Comments
Neighborhood Business District (B2)	35' / 3 stories 50' / 4 stories for mixed-use	Retail and services oriented for pedestrians
Major Business District (B2A)	40' / 4 stories 60' / 5 stories for mixed-use	Retail and service establishments; medium density housing
Village Business District (B3)	60' / 5 stories	Retail, services, offices. Mixed-use with residential encouraged. Pedestrian oriented.
Vehicular Oriented Business District (B4)	40' / 4 stories 60' / 5 stories for mixed-use	Retail oriented toward automotive traffic; larger parking lots; includes auto sales, service stations. Town is encouraging shift to office, retail, services.

The plan concludes that there are more similarities among the four districts than distinctions, and that having four commercial zoning districts within this small area is confusing, unnecessary, and does not lead to the development of a cohesive business district. It additionally notes that current land uses are similar enough that four different districts are not required to differentiate either uses or scale of development.

AHB Zoning District	Plan recommendation	Staff recommendations
Minimum lot area	5,000 sf	5,000 sf
Lot area / dwelling unit	800 sf	Do not establish; this is a redundant requirement as height, setbacks, and FAR already appropriately constrain massing. In the Business Districts, lot area / dwelling unit does not apply in mixed-use development on parcels smaller than 20,000 square feet.
Lot frontage	30 ft	30 ft
Front yard	Varies, contextual with adjacent properties	0; consistent with mixed-use and other permitted use requirements in B2, B2A, B3, and B4 Districts

² Available at <https://www.arlingtonma.gov/home/showpublisheddocument/46654/636942124172100000>

AHB Zoning District	Plan recommendation	Staff recommendations
Side yard	0 ft	0 ft; consistent with mixed-use and other permitted use requirements in B2, B2A, B3, and B4 Districts
Rear yard	20 ft	15 ft; consistent with recommendation above.
FAR	2.0	3.0; note that the 2.0 recommendation pre-dates the 2022 Town Meeting amendment to allow higher FAR.
Max height	60 ft / 5 stories 50 ft / 4 stories	60 ft / 5 stories 50 ft / 4 stories
Height buffer	25-50 ft	25-50 ft
Landscaped open space	20% of gross floor area; allow up to 25% on balconies or rooftops	20% of parcel size; allow up to 25% on balconies or rooftops
Usable open space	Eliminate for multi-family and mixed-use development	Eliminate for multi-family and mixed-use development

Clarifications / Amendments

6) Industrial District Clarifications

2020 Special Town Meeting approved a suite of amendments to the Industrial zoning district. Since then, the Board has noted several clarifying amendments as outlined below.

Self-storage facilities

Self-storage facilities were originally allowed as a low intensity use with the potential for generating additional tax revenue without accompanying traffic / mobility concerns. The ARB has proposed eliminating self-storage facilities as an allowable use in the I district. As an alternative to prohibiting the use entirely, the Board may wish to consider allowing self-storage facilities only in a building with more than one (1) principal use, excluding another self-storage use.

Industrial District Uses

The Board asked staff for information on other uses that have been requested for the Industrial District but which might not currently be allowed.

- **Doggie daycares:**

A business owner reached out to DPCD to enquire about opening a doggie daycare as a use in an existing multi-tenant building, however animal care is not an allowed use in the Industrial District. If the Board wanted to allow this use, staff recommend the following:

- Add a Y under the Industrial District uses for “Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building”.
- As an alternative, and to limit redevelopment of existing industrial space as single-story animal care facilities, consider allowing this use only in a building with more than one (1) principal use, excluding another veterinary and animal care use.

- Other uses:
Fast-order food restaurants are not currently allowed in the Industrial District, however standard restaurants are permitted. Given the type of restaurant uses that typically serve as companion uses with breweries and distilleries, and given Arlington's current alcohol policies, the Board may want to consider allowing fast-order food as a Special Permit use.

Residences allowed in the Industrial District

The Board had asked whether Section 5.6.4(H) required an amendment to clarify the type of residences allowed in the I district. In the table of uses under Section 5.6.3, *Use Regulations for MU, PUD, I, T, and OS Districts*, the only residential use allowed in the I district is artists' mixed use, which is subject to a special permit. Based on this restriction, staff do not believe that Section 5.6.4.H needs to be amended.

Industrial Districts and the New Solar Bylaw

On September 15, 2022, the Attorney General's office requested an extension of their review of the Article 30, the Solar Bylaw amendment. Barring another request for an extension, the office will issue a decision on December 28, 2022.

If the Attorney General approves the amendment, the following items under Section 5.6.2(D) should be amended: will need to be amended as follows:

- The second bullet under Section 5.6.2(D)(1), Renewable Energy Installations, should state, "All new commercial and mixed-use buildings shall ~~be solar ready~~ comply with Section 6.4, Solar Energy Systems."
- The second bullet under Section 6.5.2(D)(7), Exceptions to Maximum Height Regulations in the Industrial District, should state, "Provide one (1) of the following sustainable roof infrastructure components. Projects requiring Environmental Design Review are also subject to Section 6.4 and must therefore provide one additional component."
- The third sub-bullet under Section 6.5.2(D)(7) should state "Install solar energy panels tied to the electrical system of the building under the standards set forth in Section 6.4."

Ultimately, as the Redevelopment Board is charged with review of uses and structures that have a substantial impact on the town and on property values, it may be appropriate to expand Environmental Design Review to include all properties in the Industrial District. If the Board agrees, then Section 3.4.2, Applicability, should be amended to include the following under a new subsection J:

- J. Construction, reconstruction, or change of use requiring a Special Permit on a site within the Industrial Zoning District.

Industrial Districts and Stormwater Retention

Staff are working with the Town's Environmental Planner/Conservation Agent to identify the appropriate size of storm that should be retained and treated on site and/or refer to

Conservation Commission guidelines to recommend an appropriate amendment to this section of the bylaw.”.

7) Correction to Section 3.1(B), “Building Inspector; Enforcement”

2020 Special Town Meeting approved an amendment to Section 3 of the Zoning Bylaw that the Massachusetts Attorney General’s office later stated was inconsistent with state law. The ARB had recommended a vote of no action on the amendment (Article 17), but it was brought back to Special Town Meeting through a substitute motion.

Article 17 amends the Town’s zoning by-laws, Section 3, “Administration and Enforcement,” Subsection 3.1 (B), “Building Inspector; Enforcement,” to add additional text to the end of Subsection 3.1 (B), as follows (new text in underline):

No person shall erect, construct, reconstruct, convert or alter a structure, or change the use or lot coverage, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving the required permit(s) from the Building Inspector. No such permit shall be issued until the Building Inspector finds that the applicant is in compliance with the applicable provisions of Title VI, Article 7 of the Town Bylaws.

The Attorney General noted that the zoning bylaw, specifically Subsection 3.1(B), cannot be applied to authorize the withholding of a building permit for failure to comply with general bylaw requirements. The State Building Code governs the issuance of a building permit, and requires the Building Inspector to issue building permits where the applicant has demonstrated compliance with the State Building Code and the town’s *zoning* bylaws. Under state law, building permits may be withheld only if an applicant’s proposed project is in violation of the Town’s zoning bylaws, not for failure to comply with the town’s general, or non-zoning, bylaw requirements. As such, the zoning bylaw must be amended to strike the sentence underlined above.

8) Administrative Corrections

Section 5.3.21(D) erroneously referenced Section 0 instead of Section 5.5.2(A). This was a scrivener’s error and has since been administratively amended.

9) Adjustments to Gross Floor Area and Floor Area Ratio Calculations

Staff are working with the Director of Inspectional Services to review the definitions in Section 2 and calculation of Gross Floor Area in Section 5.3.22, and will report back to the Board on any recommended amendments at a future meeting.



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: ARB
From: Claire V. Ricker, AICP Director of Planning and Community Development
Date: June 1, 2023
RE: ARB Warrant Articles for potential Fall 2023 Annual Town Meeting

The following articles related to business uses and zoning were proposed for the 2023 Spring Town Meeting but were not submitted for consideration at that time in anticipation of a Fall 2023 Town Meeting focused on amending the zoning bylaw. For discussion purposes, the proposed warrant articles are listed here:

ARTICLE ____ ZONING BYLAW AMENDMENT/ OPEN SPACE IN BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS, Section 5.3.21 SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, Section 5.3.22 GROSS FLOOR AREA, and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to modify the requirements for landscaped and usable open space in the Business Zoning Districts; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ REAR YARD SETBACKS IN BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the rear yard setback or to allow for a variable rear yard setback and establish the criteria for such requirements for any use in the Business Districts; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ STEP BACK REQUIREMENTS IN BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5 DISTRICT REGULATIONS to clarify and adjust the upper-story building step back to begin at a higher story, specify the applicable façades of a building for which the step back is required, and allow for an exemption for smaller parcels for buildings subject to Environmental Design Review with certain exceptions; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA

To see if the Town will vote to amend Section 5.3.19 REDUCED HEIGHT BUFFER AREA and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate or alternatively reduce the height buffer area and to identify the specific requirements to allow application of the higher height limit; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS

To see if the Town will vote to amend Section 5.3.8 CORNER LOTS AND THROUGH LOTS to amend the requirement for corner lots in all Business Districts which requires the minimum street yard to be equal to the required front yard depth; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ HEIGHT AND STORY MINIMUMS IN BUSINESS DISTRICTS

To see if the Town will vote to amend Section 5.5.2 DIMENSIONAL AND DENSITY REGULATIONS to add a requirement for a minimum height and number of stories in all Business Districts with exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.6.2 DEVELOPMENT STANDARDS to establish the design storm or other criteria that must be met for stormwater retention and treatment to receive an exception to maximum height regulations in the Industrial District.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ SOLAR BYLAW IN INDUSTRIAL DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.6.2 DEVELOPMENT STANDARDS to reflect the inclusion of Section 6.4 SOLAR ENERGY SYSTEMS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ ARB JURISDICTION OVER INDUSTRIAL DISTRICT

To see if the Town will vote to amend the Zoning Bylaw to update Section 3.4 ENVIRONMENTAL DESIGN REVIEW to add uses permitted by special permit in the Industrial (I) Districts to the list of uses subject to environmental design review procedures and standards; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ BUILDING INSPECTOR, ENFORCEMENT

To see if the Town will vote to amend the Zoning Bylaw to update Section 3.1(B) BUILDING INSPECTOR; ENFORCEMENT to remove a section that was deemed unenforceable by the Attorney General; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ ARLINGTON HEIGHTS BUSINESS DISTRICT

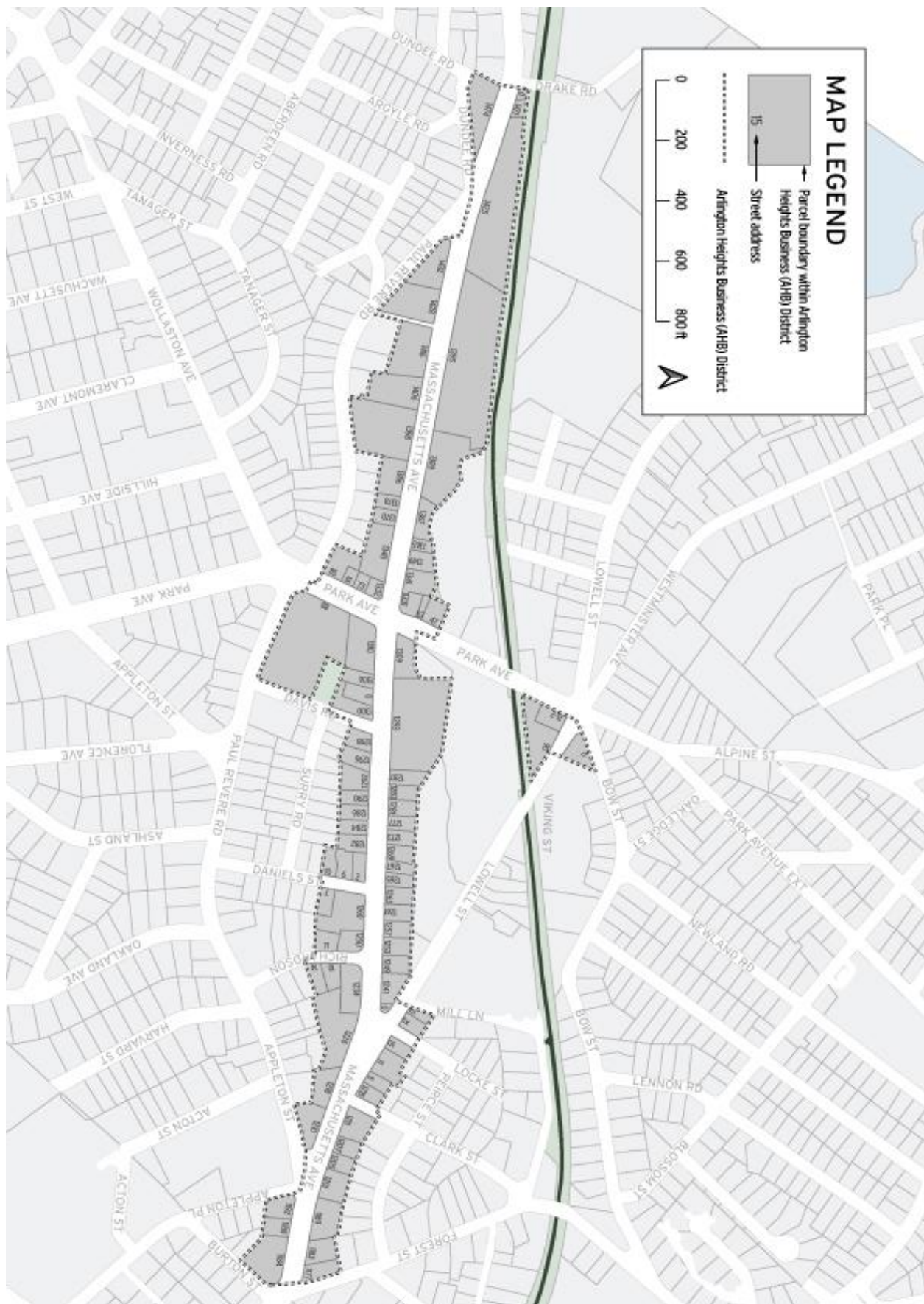
To see if the Town will vote to amend the Zoning Bylaw to update Section 4 ESTABLISHMENT OF DISTRICTS, Section 5 DISTRICT REGULATIONS, and Section 6 SITE DEVELOPMENT STANDARDS to create a new Arlington Heights Business Zoning District; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING MAP AMENDMENT/ ARLINGTON HEIGHTS BUSINESS DISTRICT

To see if the Town will vote to rezone the parcels in Arlington Heights as identified in the affixed table and represented by the proposed map affixed hereto from their current zoning districts to the AHB (Arlington Heights Business) district; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)



Properties to be rezoned from their current zoning district to Arlington Heights Business District (AHB):

Parcel ID	Street Address	Current Zoning	Parcel ID	Street Address	Current Zoning
164.E-1-1.A	3 BURTON ST UNIT A	R5	170.B-1-202	88 PARK AVE UNIT 202	B3
164.E-1-1.B	1 BURTON ST UNIT B	R5	170.B-1-203	88 PARK AVE UNIT 203	B3
164.E-1-1.C	1180 MASS AVE UNIT C	R5	170.B-1-204	88 PARK AVE UNIT 204	B3
164.E-2-1.D	1182 MASS AVE UNIT D	R5	170.B-1-205	88 PARK AVE UNIT 205	B3
164.E-2-1.E	1184 MASS AVE UNIT E	R5	170.B-1-206	88 PARK AVE UNIT 206	B3
164-1-10	1218-1222 MASS AVE	R5	170.B-1-207	88 PARK AVE UNIT 207	B3
164-1-9	1210 MASS AVE	B2	170.B-1-208	88 PARK AVE UNIT 208	B3
164-5-5.A	1192 MASS AVE	R2	170.B-1-209	88 PARK AVE UNIT 209	B3
164-5-6	1188 MASS AVE	R2	170.B-1-301	88 PARK AVE UNIT 301	B3
165.A-3-1288	1288 MASS AVE UNIT 1	R2	170.B-1-302	88 PARK AVE UNIT 302	B3
165.A-3-1290	1290 MASS AVE UNIT 2	R2	170.B-1-303	88 PARK AVE UNIT 303	B3
165.A-6-1	1261 MASS AVE UNIT 1	R3	170.B-1-304	88 PARK AVE UNIT 304	B3
165.A-6-2	1261 MASS AVE UNIT 2	R3	170.B-1-305	88 PARK AVE UNIT 305	B3
165.A-6-3	1261 MASS AVE UNIT 3	R3	170.B-1-306	88 PARK AVE UNIT 306	B3
165.A-7-1	10-12 RICHARDSON AVE UNIT 1	R2	170.B-1-307	88 PARK AVE UNIT 307	B3
165.A-7-2	10-12 RICHARDSON AVE UNIT 2	R2	170.B-1-308	88 PARK AVE UNIT 308	B3
165-3-2	1286 MASS AVE	R2	170.B-1-309	88 PARK AVE UNIT 309	B3
165-3-3	1284 MASS AVE	R2	170.B-1-310	88 PARK AVE UNIT 310	B3
165-3-4	1282 MASS AVE	R2	170.B-1-401	88 PARK AVE UNIT 401	B3
165-3-5.A	2-4 DANIELS ST	R2	170.B-1-402	88 PARK AVE UNIT 402	B3
165-3-6	6-8 DANIELS ST	R2	170.B-1-403	88 PARK AVE UNIT 403	B3
165-3-7	10 DANIELS ST	R2	170.B-1-404	88 PARK AVE UNIT 404	B3
165-5-10.A	1250 MASS AVE	R5	170.B-1-405	88 PARK AVE UNIT 405	B3
165-5-11	11 RICHARDSON AVE	R2	170.B-1-406	88 PARK AVE UNIT 406	B3
165-5-6	7-9 DANIELS ST	R2	170.B-1-407	88 PARK AVE UNIT 407	B3
165-5-7	1260 MASS AVE	R5	170.B-1-408	88 PARK AVE UNIT 408	B3
165-6-3	1241-1245 MASS AVE	B2	170.B-1-409	88 PARK AVE UNIT 409	B3
165-6-4	0-LOT MASS AVE	B2	170.B-1-410	88 PARK AVE UNIT 410	B3
165-6-6	1249 MASS AVE	B2	170.B-1-411	88 PARK AVE UNIT 411	B3
165-6-7	1253 MASS AVE	R3	170.B-1-412	88 PARK AVE UNIT 412	B3
165-6-8	1257 MASS AVE	R3	170-1-1	1386 MASS AVE	B3
165-7-3.A	14-16 RICHARDSON AVE	R2	170-1-3	1378 MASS AVE	B3
165-7-5.A	1234 MASS AVE	B2	170-1-4	1370-1372 MASS AVE	B3
165-7-6	1226-1230 MASS AVE	R5	170-1-5	1340-1368 MASS AVE	B3
170.B-1-101	88 PARK AVE UNIT 101	B3	170-1-6	1332-1338 MASS AVE	B3
170.B-1-102	88 PARK AVE UNIT 102	B3	170-1-7.C	73-75 PARK AVE	B3
170.B-1-103	88 PARK AVE UNIT 103	B3	170-1-7.D	81 PARK AVE	B3
170.B-1-104	88 PARK AVE UNIT 104	B3	170-1-8	85 PARK AVE	R1
170.B-1-105	88 PARK AVE UNIT 105	B3	170-2-1	1310-1328 MASS AVE	B3
170.B-1-106	88 PARK AVE UNIT 106	B3	170-2-2	1306-1308 MASS AVE	B3
170.B-1-107	88 PARK AVE UNIT 107	B3	170-2-3	0-LOT MASS AVE	B3
170.B-1-108	88 PARK AVE UNIT 108	B3	170-2-4	1300 MASS AVE	B3
170.B-1-201	88 PARK AVE UNIT 201	B3	170-3-5	1298 MASS AVE	B3
			170-3-6	1296-1296B MASS AVE	B3
			170-3-7	1292-1294 MASS AVE	B3

Parcel ID	Street Address	Current Zoning	Parcel ID	Street Address	Current Zoning
173.A-2-101	101 PAUL REVERE RD UNIT 1	B4	59.A-1-1263.1	1263 MASS AVE UNIT 1	R3
173.A-2-103	103 PAUL REVERE RD UNIT 2	B4	59.A-1-1263.2	1263 MASS AVE UNIT 2	R3
173.A-2-1422	1422 MASS AVE UNIT 3	B4	59-1-10.D	1293-1305 MASS AVE	B3
173.A-2-1424	1424 MASS AVE UNIT 4	B4	59-1-11	1309-1323 MASS AVE	B3
173.A-2-1426	1426 MASS AVE UNIT 5	B4	59-1-2	1265 MASS AVE	R3
173.A-2-1428	1428 MASS AVE UNIT 6	B4	59-1-3	1267-A MASS AVE	R3
173-2-1	1398 MASS AVE	B3	59-1-4	1269-1271 MASS AVE	R3
173-2-2	1406 MASS AVE	B3	59-1-5	1273-1275 MASS AVE	R3
173-2-4.A	1416 MASS AVE	B4	59-1-6	1277-1279 MASS AVE	R3
173-2-6.B	1432 MASS AVE	B4	59-1-7	1281 MASS AVE	R3
174-2-3	1474 MASS AVE	B2	59-1-9	1287-1289 MASS AVE	B3
57-4-10	1183-1187 MASS AVE	B2	59-2-2	2-12 PARK AVE	B2
57-4-11	1189-1195 MASS AVE	B2	59-2-4	90 LOWELL ST	B2
57-4-12	1201-1203 MASS AVE	B2	59-3-1	0-LOT BOW ST	R2
57-4-13	1205 MASS AVE	B2	60-1-10	1367-1381 MASS AVE	B3
57-4-14	1207 MASS AVE	B2	60-1-11	1389 MASS AVE	T
57-4-9	1177-1181 MASS AVE	B2	60-1-11.A	1395 MASS AVE	B3
58-7-6	21-23 LOWELL ST	R2	60-1-4	47-53 PARK AVE	B3
58-7-7	0-LOT LOWELL ST	R2	60-1-5.A	53-A PARK AVE	B3
58-10-7	1215 MASS AVE	B4	60-1-6.A	1331-1337 MASS AVE	B3
58-10-8	5-7 LOWELL ST	R2	60-1-8	1341-1347 MASS AVE	B3
58-10-9	11-13 LOWELL ST	R2	60-1-8.B	1349-1357 MASS AVE	B3
58-10-10	15-17 LOWELL ST	R2	60-1-9.A	1365 MASS AVE	B3
58-11-1	1211 MASS AVE	B4	61-1-1	1425 MASS AVE	B2A
59.A-1-1.1	1283 MASS AVE UNIT 1	R3	62-1-2	1471 MASS AVE	B1
59.A-1-1.2	1283 MASS AVE UNIT 2	R3	62-1-3	0-LOT MASS AVE	B1
59.A-1-1.3	1283 MASS AVE UNIT 3	R3			



Town of Arlington, Massachusetts

Correspondence

Summary:

Correspondence received from:
S. Yang 8/17/2022 and 8/23/2022

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Correspondence_from_S._Yang_received_0823_and_08172022.pdf	Correspondence from S. Yang received 08172022 and 08232022

From: shaoqing yang <shaoqingy@yahoo.com>
To: Marisa Lau <MLau@town.arlington.ma.us>
Date: 08/23/2022 09:53 AM
Subject: Re: Your inquiry to Arlington Planning and Community Development - 251 Summer St

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Hi Marisa,

Thank you so very much for sending the information along! It is extremely upsetting if this goes through!

Yes, please send my message and the community-outreach meeting note <https://www.yourarlington.com/arlington-archives/town-school/business/news/20024-calyx-022622.html>.

Thank you for your help,
Kathy

Sent from my iPhone

On Aug 18, 2022, at 12:36 PM, Marisa Lau <MLau@town.arlington.ma.us> wrote:

Hi Kathy,
Thank you for submitting this comment. Yes, I confirmed there is a Host Community Agreement so no additional approvals for the use itself are needed.

I can include your comment with the project application to the Redevelopment Board, if you'd like. In the meantime, please feel free to contact us if you have any other questions.

Best regards,

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Marisa Lau *she/her/hers*
Senior Planner
Department of Planning and Community Development
Town of Arlington
781-316-3091
mlau@town.arlington.ma.us

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: shaoqing yang <shaoqingy@yahoo.com>
To: Marisa Lau <MLau@town.arlington.ma.us>
Date: Wed, 17 Aug 2022 18:42:42 -0400
Subject: Re: Your inquiry to Arlington Planning and Community Development - 251 Summer St

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Hi Marisa,

Thank you for getting back to me! Is it correct to understand that the site has already approved for Calyx Peak as long as they are willing to design a plan that will meet the requirements of ARB? It is very sad the select board made the decision before talking to any people who live there! That is a two-family zone! No one attended the meeting with Calyx Peak like the idea of building a marijuana retailer among the two-family houses! It is sad!

Thanks.
Kathy

Sent from my iPhone

On Aug 17, 2022, at 5:05 PM, Marisa Lau <MLau@town.arlington.ma.us> wrote:

Hi Kathy,

As a next step for this project, Calyx Peak will need to submit a Special Permit application to the Arlington Redevelopment Board for Environmental Design Review and approval. Once this office receives an application and the project has been scheduled for a Redevelopment Board meeting, abutters within 200 feet of the property will be notified by mail of the meeting date. The Board will take public comments at that meeting. However, please note that the ARB can only review the design and circulation aspects of the proposal -- the use itself has already been approved by the Select Board with their granting of a Host Community Agreement to Calyx.

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